

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

Milwaukee County is an Urban County (CDBG) jurisdiction formed by a partnership of 16 suburban municipalities and Milwaukee County. Milwaukee County Consortium (HOME) consists of Milwaukee County as an Urban County and the Cities of Wauwatosa and West Allis. The 2020-2024 Consolidated Plan is done in conjunction with the Cities of West Allis and Wauwatosa, with housing being addressed in the Milwaukee County plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

As an Urban County and Home Consortia, Milwaukee County continues work towards increasing the supply of decent affordable housing, provide services to selected low-income population, improve and develop infrastructure, develop the economy and employment, and provide strong program planning and administration.

3. Evaluation of past performance

Milwaukee County strives to have a stronger partnership with the 16 Urban County municipalities and the 2 Consortia partners. Milwaukee County will continue to provide training and assistance to the municipal partners to ensure eligible activities with the greatest local impact. The administration strives to improve upon past practice to ensure regulatory compliance.

Over the last 6 years of the 2014-2018 (2019 added as additional year under Consolidated Plan) Milwaukee County met the following goals:

Goal 1: Increase the supply of standard affordable housing

Rental units constructed - over 26% of outcome goals accomplished

Rental units rehabilitated - less than 10% of outcome goals accomplished, will continue to fund, but will re-evaluate estimated outcomes after 2019.

Homeowner Housing Rehabilitated - more than 87% of outcome goals accomplished

Direct Financial Assistance to Homebuyers - 10% of outcome goals accomplished

We have had to return CHDO-reserve funds in previous years due to difficulties in identifying eligible CHDOs and eligible, feasible projects. In 2018, we began work with a new CHDO, the Wisconsin Partnership for Housing Development, to acquire, rehab, resale homes for LMI households. WPHD owns and manages the rehab of three foreclosed single family homes. Once they have completed the rehab the homes will be made available to LMI qualified individuals for purchase.

Goal 2: Provide access to services to selected populations

Public Services provided - exceeded outcome goals by 94%, will continue to fund and will re-evaluate estimated outcomes after 2019.

Goal 3: Improve/develop infrastructure

Public Facility or Infrastructure - exceeded expected outcomes by 150%, will continue to fund and will re-evaluate estimated outcomes after 2019

Goal 4: Develop economy and employment

Jobs - 50% of outcome goals accomplished, will continue to fund and will re-evaluate estimated outcomes after 2019

Businesses - exceeded outcome goals by more than 20%, will re-evaluate estimated outcomes after 2019

4. Summary of citizen participation process and consultation process

In an effort to increase public involvement in the development of the Consolidated Plan, West Allis, Wauwatosa, and Milwaukee County contracted with Community Planning and Development Advisors, LLC (CPDA) to conduct focus groups and an on-line citizen survey for stakeholders, practitioners and possible beneficiaries involved with the CDBG and HOME programs.

Focus Groups:

Milwaukee County Housing Division and CPDA invited stakeholders from the County who represented a variety of groups, elected officials, and administrators involved in the County Urban County CDBG program and the County HOME Consortium to participate in a focus group.

Email invitations were sent to 102 individuals and organizations, including the Urban County member communities, CDBG sub-recipients, relevant County, City, and Village staff and County Supervisors. On December 5, 2019 and January 21, 2019, the consultant (CPDA) facilitated focus groups using a group technique developed to help each participant generate a series of responses to topic questions and the

group then clarified and consolidated the ideas. The following questions were asked of the group: In your opinion: 1) What is there about the CDBG Housing, Public Service/Public Facility Improvements/Economic Development/Administration programs and the HOME housing programs (such as: methods, processes, systems, approach, policies) that should continue or be left “as is” over the next five years? 2) What is there about the CDBG Housing/Public Service/Public Facility Improvements/Economic Development/ Administration programs and the HOME housing programs that should be changed (add, remove, revise, modify, correct, improve) over the next five years? Suggestions?

Survey:

A Milwaukee County 2020-2024 Consolidated Plan Needs survey was conducted online during the months of September, October and November 2019. The survey was accessible to the residents of Milwaukee County, including the entitlement cities of Wauwatosa and West Allis, online and a press release with the survey link and purpose was sent to the Milwaukee Journal Sentinel and was posted on the County CDBG/HOME webpage and on communities papers for Urban County and Consortium members.

The survey consisted of 33 questions broken into the following categories: Demographic Information; Community Needs Assessment; Funding Priority Assessment; Fair Housing Questionnaire. There were 130 responses from residents of Milwaukee County. The activities identified as having the highest need for funding were Housing Rehab for Seniors, Homeownership Assistance, Transportation for Seniors and Mental Health Services.

Public Hearings:

Citizens and other interested parties had the opportunity to comment on the citizen participation plan and the 5-Year Consolidated Plan on _____ and _____. Written comments submitted to the Milwaukee Housing Division were also accepted. Notice of the hearing/comment period was published 30 days prior to the meeting on _____. Notice was sent to community organizations that may have an interest in the plan.

5. Summary of public comments

Please see attachment for summary of comments received in focus groups and surveys.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted and taken into consideration when developing the Consolidated Plan and Annual Action Plan.

7. Summary

Milwaukee County Housing Division is committed to continued process improvement in both the CDBG and HOME programs.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	MILWAUKEE COUNTY	
CDBG Administrator	MILWAUKEE COUNTY	DHHS - HOUSING
HOPWA Administrator		
HOME Administrator	MILWAUKEE COUNTY	DHHS - HOUSING
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Victoria L. Toliver, 414-278-2948

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Milwaukee County/Urban County and Milwaukee County Consortia invited more than 120 stakeholders/practitioners to participate in focus groups to discuss strengths, weaknesses of previous Con Plan and needs and priorities for next 5-year Con Plan. A complete overview and summary analysis of the focus groups is provided in an attachment to this Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Milwaukee County Housing Division participates in several community groups to ensure coordination. The County is active in the Continuum of Care, Commission on Supportive Housing and the Milwaukee County Mental Health Redesign Committee.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The County is represented on the Executive Committee of the Continuum of Care (CoC) by the Housing Administrator as well as a member of the County Board of Supervisors. The County is funded through the CoC competition to serve homeless and chronically homeless through the Safe Haven program and permanent housing subsidies. The Housing Division also provides short term rental assistance and case management referral services for those at risk of being homeless.

The Point in Time count is a collaboration of both private and publicly funded agencies including but not limited to: 8 Milwaukee County Police Departments (City of Milwaukee, Cudahy, Franklin, Greenfield, Hales Corners, Wauwatosa, West Allis and West Milwaukee) Albright United Methodist Church, Armor Correctional, Center for Veterans Issues, Cardinal Capital Management, City of Milwaukee CDGA Office, Desatar Ministry, Dry Hootch, Hope House of Milwaukee, HUD, Institute for Community Alliances, Milwaukee County Special Needs Housing, Milwaukee Homeless Outreach Team, Mr. Bob's Under the Bridge, Outreach Community Health Center, Pathfinders, St. Ben's/Capuchin, State ETH, City ESG and CoC funded agencies, The Salvation Army of Milwaukee, Tippecanoe Church, Veterans Administration, Walker's Point Youth & Family Center, over 200 volunteers representing various agencies and companies throughout Milwaukee County, etc.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Housing Administrator is a member of the Funding Committee and the Executive Committee of the CoC. Funding recommendations and CoC policy are discussed and voted on in these two committees.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Cudahy
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Milwaukee County Urban County and Milwaukee County Consortium (City of West Allis, City of Wauwatosa) invited more than 150 stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan. On December 2, 2019 and January 21, 2020, the consultant, CPDA, facilitated focus groups for stakeholders and practitioners from Milwaukee County Urban County communities to provide an opportunity for advice and input to the County for the development of the 2020-2024 Consolidated Plan. The consultant, CPDA, facilitated focus groups for Wauwatosa stakeholders on November 14, 2019 and for West Allis stakeholders on December 12, 2019. In addition, all invited stakeholders and practitioners were encouraged to participate in the Milwaukee County 2020-2024 Consolidated Plan on-line community needs survey.
2	Agency/Group/Organization	City of Franklin
	Agency/Group/Organization Type	Other government - Local

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3	Agency/Group/Organization	City of Glendale
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4	Agency/Group/Organization	City of Oak Creek
	Agency/Group/Organization Type	Other government - Local

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5	Agency/Group/Organization	City of Greenfield
	Agency/Group/Organization Type	Other government - Local

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6	Agency/Group/Organization	City of South Milwaukee
	Agency/Group/Organization Type	Other government - Local

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7	Agency/Group/Organization	CITY OF ST FRANCIS
	Agency/Group/Organization Type	Other government - Local

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8	Agency/Group/Organization	City of Wauwatosa
	Agency/Group/Organization Type	Other government - Local

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9	Agency/Group/Organization	City of West Allis
	Agency/Group/Organization Type	Other government - Local

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10	Agency/Group/Organization	Village of Fox Point
	Agency/Group/Organization Type	Other government - Local

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11	Agency/Group/Organization	Village of Bayside
	Agency/Group/Organization Type	Other government - Local

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12	Agency/Group/Organization	Village of Hales Corners
	Agency/Group/Organization Type	Other government - Local

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13	Agency/Group/Organization	Village of Shorewood
	Agency/Group/Organization Type	Other government - Local

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14	Agency/Group/Organization	Village of West Milwaukee
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15	Agency/Group/Organization	Village of Whitefish Bay
	Agency/Group/Organization Type	Other government - Local

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16	Agency/Group/Organization	VILLAGE OF BROWN DEER
	Agency/Group/Organization Type	Other government - Local

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17	Agency/Group/Organization	Bayside Middle School
	Agency/Group/Organization Type	Services-Education

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18	Agency/Group/Organization	Lake Drive Baptist Church
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-homeless Services - Victims religious organization

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19	Agency/Group/Organization	Jewish Family Services, Inc
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-homeless

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20	Agency/Group/Organization	COMMUNITY ADVOCATES, INC
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Milwaukee County Urban County and Milwaukee County Consortium (City of West Allis, City of Wauwatosa) invited more than 150 stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan. On December 2, 2019 and January 21, 2020, the consultant, CPDA, facilitated focus groups for stakeholders and practitioners from Milwaukee County Urban County communities to provide an opportunity for advice and input to the County for the development of the 2020-2024 Consolidated Plan. The consultant, CPDA, facilitated focus groups for Wauwatosa stakeholders on November 14, 2019 and for West Allis stakeholders on December 12, 2019. In addition, all invited stakeholders and practitioners were encouraged to participate in the Milwaukee County 2020-2024 Consolidated Plan on-line community needs survey.
21	Agency/Group/Organization	Catholic Charities Milwaukee
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Milwaukee County Urban County and Milwaukee County Consortium (City of West Allis, City of Wauwatosa) invited more than 150 stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan. On December 2, 2019 and January 21, 2020, the consultant, CPDA, facilitated focus groups for stakeholders and practitioners from Milwaukee County Urban County communities to provide an opportunity for advice and input to the County for the development of the 2020-2024 Consolidated Plan. The consultant, CPDA, facilitated focus groups for Wauwatosa stakeholders on November 14, 2019 and for West Allis stakeholders on December 12, 2019. In addition, all invited stakeholders and practitioners were encouraged to participate in the Milwaukee County 2020-2024 Consolidated Plan on-line community needs survey.
22	Agency/Group/Organization	HUNGER TASK FORCE
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Milwaukee County Urban County and Milwaukee County Consortium (City of West Allis, City of Wauwatosa) invited more than 150 stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan. On December 2, 2019 and January 21, 2020, the consultant, CPDA, facilitated focus groups for stakeholders and practitioners from Milwaukee County Urban County communities to provide an opportunity for advice and input to the County for the development of the 2020-2024 Consolidated Plan. The consultant, CPDA, facilitated focus groups for Wauwatosa stakeholders on November 14, 2019 and for West Allis stakeholders on December 12, 2019. In addition, all invited stakeholders and practitioners were encouraged to participate in the Milwaukee County 2020-2024 Consolidated Plan on-line community needs survey.
23	Agency/Group/Organization	Milwaukee County Parks and Rec
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Milwaukee County Urban County and Milwaukee County Consortium (City of West Allis, City of Wauwatosa) invited more than 150 stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan. On December 2, 2019 and January 21, 2020, the consultant, CPDA, facilitated focus groups for stakeholders and practitioners from Milwaukee County Urban County communities to provide an opportunity for advice and input to the County for the development of the 2020-2024 Consolidated Plan. The consultant, CPDA, facilitated focus groups for Wauwatosa stakeholders on November 14, 2019 and for West Allis stakeholders on December 12, 2019. In addition, all invited stakeholders and practitioners were encouraged to participate in the Milwaukee County 2020-2024 Consolidated Plan on-line community needs survey.
24	Agency/Group/Organization	Milwaukee County Dept of Aging
	Agency/Group/Organization Type	Services-Elderly Persons Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Milwaukee County Urban County and Milwaukee County Consortium (City of West Allis, City of Wauwatosa) invited more than 150 stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan. On December 2, 2019 and January 21, 2020, the consultant, CPDA, facilitated focus groups for stakeholders and practitioners from Milwaukee County Urban County communities to provide an opportunity for advice and input to the County for the development of the 2020-2024 Consolidated Plan. The consultant, CPDA, facilitated focus groups for Wauwatosa stakeholders on November 14, 2019 and for West Allis stakeholders on December 12, 2019. In addition, all invited stakeholders and practitioners were encouraged to participate in the Milwaukee County 2020-2024 Consolidated Plan on-line community needs survey.
25	Agency/Group/Organization	Project Concern
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Milwaukee County Urban County and Milwaukee County Consortium (City of West Allis, City of Wauwatosa) invited more than 150 stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan. On December 2, 2019 and January 21, 2020, the consultant, CPDA, facilitated focus groups for stakeholders and practitioners from Milwaukee County Urban County communities to provide an opportunity for advice and input to the County for the development of the 2020-2024 Consolidated Plan. The consultant, CPDA, facilitated focus groups for Wauwatosa stakeholders on November 14, 2019 and for West Allis stakeholders on December 12, 2019. In addition, all invited stakeholders and practitioners were encouraged to participate in the Milwaukee County 2020-2024 Consolidated Plan on-line community needs survey.
26	Agency/Group/Organization	Clare Meadows Senior Apartments
	Agency/Group/Organization Type	Housing Services-Elderly Persons

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Milwaukee County Urban County and Milwaukee County Consortium (City of West Allis, City of Wauwatosa) invited more than 150 stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan. On December 2, 2019 and January 21, 2020, the consultant, CPDA, facilitated focus groups for stakeholders and practitioners from Milwaukee County Urban County communities to provide an opportunity for advice and input to the County for the development of the 2020-2024 Consolidated Plan. The consultant, CPDA, facilitated focus groups for Wauwatosa stakeholders on November 14, 2019 and for West Allis stakeholders on December 12, 2019. In addition, all invited stakeholders and practitioners were encouraged to participate in the Milwaukee County 2020-2024 Consolidated Plan on-line community needs survey.
27	Agency/Group/Organization	Franklin Senior Dining
	Agency/Group/Organization Type	Services-Elderly Persons Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Milwaukee County Urban County and Milwaukee County Consortium (City of West Allis, City of Wauwatosa) invited more than 150 stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan. On December 2, 2019 and January 21, 2020, the consultant, CPDA, facilitated focus groups for stakeholders and practitioners from Milwaukee County Urban County communities to provide an opportunity for advice and input to the County for the development of the 2020-2024 Consolidated Plan. The consultant, CPDA, facilitated focus groups for Wauwatosa stakeholders on November 14, 2019 and for West Allis stakeholders on December 12, 2019. In addition, all invited stakeholders and practitioners were encouraged to participate in the Milwaukee County 2020-2024 Consolidated Plan on-line community needs survey.
28	Agency/Group/Organization	ERAs Senior Network, Inc
	Agency/Group/Organization Type	Services-Elderly Persons

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Milwaukee County Urban County and Milwaukee County Consortium (City of West Allis, City of Wauwatosa) invited more than 150 stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan. On December 2, 2019 and January 21, 2020, the consultant, CPDA, facilitated focus groups for stakeholders and practitioners from Milwaukee County Urban County communities to provide an opportunity for advice and input to the County for the development of the 2020-2024 Consolidated Plan. The consultant, CPDA, facilitated focus groups for Wauwatosa stakeholders on November 14, 2019 and for West Allis stakeholders on December 12, 2019. In addition, all invited stakeholders and practitioners were encouraged to participate in the Milwaukee County 2020-2024 Consolidated Plan on-line community needs survey.
29	Agency/Group/Organization	Pathfinders Milwaukee
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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30	Agency/Group/Organization	Whitefish Bay Civic Foundation
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Milwaukee County Urban County and Milwaukee County Consortium (City of West Allis, City of Wauwatosa) invited more than 150 stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan. On December 2, 2019 and January 21, 2020, the consultant, CPDA, facilitated focus groups for stakeholders and practitioners from Milwaukee County Urban County communities to provide an opportunity for advice and input to the County for the development of the 2020-2024 Consolidated Plan. The consultant, CPDA, facilitated focus groups for Wauwatosa stakeholders on November 14, 2019 and for West Allis stakeholders on December 12, 2019. In addition, all invited stakeholders and practitioners were encouraged to participate in the Milwaukee County 2020-2024 Consolidated Plan on-line community needs survey.
31	Agency/Group/Organization	Merchants of Whitefish Bay WFBID
	Agency/Group/Organization Type	Business Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Milwaukee County Urban County and Milwaukee County Consortium (City of West Allis, City of Wauwatosa) invited more than 150 stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan. On December 2, 2019 and January 21, 2020, the consultant, CPDA, facilitated focus groups for stakeholders and practitioners from Milwaukee County Urban County communities to provide an opportunity for advice and input to the County for the development of the 2020-2024 Consolidated Plan. The consultant, CPDA, facilitated focus groups for Wauwatosa stakeholders on November 14, 2019 and for West Allis stakeholders on December 12, 2019. In addition, all invited stakeholders and practitioners were encouraged to participate in the Milwaukee County 2020-2024 Consolidated Plan on-line community needs survey.
32	Agency/Group/Organization	Metropolitan Milwaukee Fair Housing Council
	Agency/Group/Organization Type	Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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33	Agency/Group/Organization	HR HOUSING, INC.
	Agency/Group/Organization Type	Services - Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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34	Agency/Group/Organization	IMPACT SEVEN, INC.
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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35	Agency/Group/Organization	SOUTHEAST WISCONSIN CENTER FOR INDEPENDENT LIVING
	Agency/Group/Organization Type	Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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36	Agency/Group/Organization	South Milwaukee Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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37	Agency/Group/Organization	Milwaukee County Office of African American Affairs
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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38	Agency/Group/Organization	City of Milwaukee Health Dept
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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Identify any Agency Types not consulted and provide rationale for not consulting

All relevant Agency types were consulted in the development of this Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		The Milwaukee County Housing Division participates in several community groups to ensure coordination. The County is active in the Continuum of Care, Commission on Supportive Housing and the Milwaukee County Mental Health Redesign Committee. The Housing Administrator is a member of the Funding Committee and the Executive Committee of the CoC. Funding recommendations and CoC policy are discussed and voted on in these two committees.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Milwaukee County works with 16 municipalities under a governmental cooperation agreement forming the Urban County and works with 2 additional municipalities (City of West Allis, City of Wauwatosa) to form the HOME Consortium. All units of local government were consulted in the creation of the plan and most of the municipalities will work directly on the goals of plan as sub-recipients of the funds. In 2018 a new cooperation agreement was negotiated to continue the Urban County and the Consortium Agreement and will be renewed every 3 years. Additionally, the Milwaukee County Housing Administrator participates in the Continuum of Care.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Survey:

A Milwaukee County Consolidated Plan Needs survey was conducted online and through email distribution during the months of September, October and November 2019. The survey was accessible to the residents of the City of Wauwatosa, City of West Allis, and Milwaukee County through City, County and Village websites. In addition, the survey was available in hardcopy from City and County Offices and libraries and it was distributed to community-based organizations and social service agencies upon request. A press release was provided to the Milwaukee Journal Sentinel describing the survey and encouraging Milwaukee County residents to participate in the process by accessing and completing the survey.

The survey consisted of 33 questions broken into the following categories: Demographic information; Community Level of Needs Assessment; Ranking of Funding Priority; Fair Housing Questionnaire; Additional Comments on the Use of CDBG and HOME. The complete survey and all responses is provided as an attachment to this Plan.

Public Hearings:

Public Notices soliciting public input were placed on the County's website, distributed to libraries within jurisdictions, delivered to consortium municipalities, and distributed to community-based organizations. Public Notices for the Public Hearings were published in the **Milwaukee Journal, Spanish Times, Milwaukee Courier and to all libraries located within the jurisdiction**. In addition, to expand to African Americans, Hispanics, Caucasians, Native Americans, Asians, the elderly, people with disabilities and low income persons and families, the following actions were implemented:

- All applicants who have been approved or non-approved from prior years received a letter with instructions on how to obtain an application via the Internet or by contacting the Housing Division.
- Public Notice, Milwaukee County Housing web page and email to previous and current applicants on the CDBG process and the availability of funds
- All applicants were given 30 days to complete the application.

- An Interpreter is available for the hearing impaired individuals. Notice of the availability of an interpreter is included in the notice.
- All CDBG and HOME Public Hearings are held in buildings which are handicap accessible to allow for access to elderly persons and persons with disabilities.

The first Public Hearing was held on during a regularly scheduled meeting with the Community and Economic Development Committee of the Board of Directors. The second Public Hearing was held on during a regularly scheduled Community and Economic Development Committee of the Board of Directors meeting to present the recommended community development activities to the general public and to request from Milwaukee County Community and Economic Development Committee to submit the activities to the Milwaukee County Board for approval. In addition, each municipality in the HOME consortium that receives federal funding through Milwaukee County held public hearing on (insert Wauwatosa and West Allis info) to obtain citizen's views, concerns and community needs.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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1	Internet Outreach	Non-targeted/broad community	Demographics of survey respondents: represented 17 localities; majority of responses were from City of Wauwatosa (22%), City of St. Francis (21%) and Village of Whitefish Bay (16%); majority were homeowners (86.6%); majority were between the ages of 55-64 (27%) and 35-44 (23%); household incomes were between \$50,000 - \$150,000 (54%); a majority had no children under the age of 18 in the household (67%); (94%) identified as non-Hispanic and (91%) were White.	The survey had questions on the Need/Priority level within their community/ neighborhood for Public Facilities Improvements, Neighborhood Improvements, Types of Affordable Housing, Rehabilitation of Affordable Housing, Public Services for Seniors, Employment, Youth, Homeless/Homeless Prevention, General Services. The survey included a Fair Housing Questionnaire asking if they believe housing discrimination is an issue in their community and if they had ever	All comments were accepted and noted in the preparation of the Consolidated and Annual Plan. Please see Attachment 2 for a listing of all comments received.	
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				<p>experienced discrimination in housing. Most responders (91%) answered No, they have not experienced discrimination. Those who answered Yes (9%) were asked to respond to seven (7) questions regarding their experience with discrimination. The survey then asked for any comments or recommendations on the use of CDBG and/or HOME funds for community development in their community over the next five (5) years. All of the comments received are available as an attachment to the</p>		
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				<p>Plan. Those participating in the survey rated very few activities as having a High Need within their community and that should be a priority for funding over the next five years. Those activities identified as have a high need were Affordable Housing: Homebuyer Assistance; Rehabilitation of Housing: Housing repairs for seniors; Public Services for Seniors: Transportation; Public Services for Homeless/Homeless Prevention: Mental Health Services; and General Public Services: Mental Health Services.</p>		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community		No comments were received	NA	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

As infrastructure, housing, and the population of the Milwaukee Urban County jurisdiction age, there is a greater need to invest in housing, infrastructure, and services.

Milwaukee County contains a wide variety of housing that is aging along with the population. There continues to be a need for improving existing housing, making existing housing accessible, and constructing new housing units for low-income households. The biggest housing problem for both renters and homeowners continues to be housing cost burden. Elderly renters at all income levels continue to be the largest type of household with a cost burden of >30% and >50%.

Single family renters (825 units) and homeowners (244 units) with very- low (0-30%), low- (30-50%) and moderate- (50-80%) incomes are the largest group dealing with the housing problem of severe overcrowding. Elderly renters and owners at all income levels are the largest group dealing with a >30% cost burden (8,561 renters and 7,263 owners) and >50% cost burden (4,932 renters and 3,595 owners).

According to the 2018 American Community Survey 1-Year estimates, more than 12% of the entire Milwaukee County population is disabled.

The largest need for those who are at risk of homelessness in Milwaukee County are permanent housing subsidies, employment, and the lack of long-term case management services. The County has Prevention and Rapid Rehousing funds, the County recognized that the lack of employment options for individuals was the largest barrier in finding permanent housing.

West Allis:

West Allis is an 11 sq. acre community that is landlocked and has older housing stock. Commonly the older housing stock provides rents that are affordable, but often need investment to improve the quality of the unit. The properties are densely situated with population and have compact sized lots. There are major concerns in the quality of rental housing for low-moderate income families. Four key issues are affordability, availability (of decent housing), quality and appropriate size, which is reiterated in the 2011-2015 CHAS data. The City fully utilizes its Section 8 Housing Choice Voucher program to assist families with the 30% cost burden.

Wauwatosa:

There are very few substandard housing and overcrowding problems; the main problem is cost burden. Again, renters experience a cost burden at a greater proportion than homeowners and it is more likely that non-whites will experience a housing problem.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Milwaukee County contains a wide variety of housing that is aging along with the population. There continues to be a need for improving existing housing, making existing housing accessible, and constructing new housing units for low-income households. The biggest housing problem for both renters and homeowners continues to be housing cost burden. Elderly renters at all income levels continue to be the largest type of household with a cost burden of >30% and >50%.

Renters (8,685 units) and Owners (3,715) with Very low (0-30% of AMI) incomes) are the largest groups dealing with one or more severe housing problems.

Single family renters (825 units) and homeowners (244 units) with very- low (0-30%), low- (30-50%) and moderate- (50-80%) incomes are the largest group dealing with the housing problem of severe overcrowding.

Elderly renters and owners at all income levels are the largest group dealing with a >30% cost burden (8,561 renters and 7,263 owners) and >50% cost burden (4,932 renters and 3,595 owners).

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	0	355,010	
Households	0	150,390	
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	17,420	17,735	24,720	16,680	73,830
Small Family Households	3,585	3,920	7,110	5,510	39,305
Large Family Households	625	795	1,220	960	5,540
Household contains at least one person 62-74 years of age	3,684	3,630	5,100	3,449	13,089
Household contains at least one person age 75 or older	3,853	5,575	4,760	2,010	4,335

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Households with one or more children 6 years old or younger	1,830	1,863	2,993	2,006	6,099

Table 6 - Total Households Table

Data 2011-2015 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	615	304	210	70	1,199	8	75	25	10	118
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	19	39	75	0	133	0	25	25	0	50
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	209	235	209	219	872	30	72	129	34	265
Housing cost burden greater than 50% of income (and none of the above problems)	7,840	3,090	468	20	11,418	3,665	2,660	1,645	324	8,294

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	1,200	5,145	3,865	775	10,985	474	2,484	3,935	2,774	9,667
Zero/negative Income (and none of the above problems)	1,140	0	0	0	1,140	474	0	0	0	474

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	8,685	3,654	953	314	13,606	3,715	2,835	1,820	370	8,740
Having none of four housing problems	2,735	7,120	11,375	6,870	28,100	674	4,139	10,555	9,135	24,503
Household has negative income, but none of the other housing problems	1,140	0	0	0	1,140	474	0	0	0	474

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,518	2,309	1,013	5,840	670	974	2,260	3,904
Large Related	398	299	124	821	158	339	464	961
Elderly	3,239	3,623	1,699	8,561	2,363	2,966	1,934	7,263
Other	3,564	2,379	1,663	7,606	975	949	998	2,922
Total need by income	9,719	8,610	4,499	22,828	4,166	5,228	5,656	15,050

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,375	639	19	3,033	600	784	680	2,064
Large Related	314	54	0	368	158	230	135	523
Elderly	2,524	2,044	364	4,932	2,004	1,019	572	3,595
Other	3,145	544	118	3,807	920	684	263	1,867
Total need by income	8,358	3,281	501	12,140	3,682	2,717	1,650	8,049

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	228	205	218	174	825	30	47	133	34	244

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	34	20	45	99	0	50	18	0	68
Other, non-family households	35	35	40	0	110	0	0	0	0	0
Total need by income	263	274	278	219	1,034	30	97	151	34	312

Table 11 – Crowding Information - 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Single family renters (825 units) and homeowners (244 units) with very- low (0-30%), low- (30-50%) and moderate- (50-80%) incomes are the largest group dealing with the housing problem of severe overcrowding. Elderly renters and owners at all income levels are the largest group dealing with a >30% cost burden (8,561 renters and 7,263 owners) and >50% cost burden (4,932 renters and 3,595 owners).

Milwaukee County Department of Health and Human Services is charged with serving the mentally ill, many of which are single person households. Currently there is a waiting list of 200 persons seeking supportive housing. The Department will continue to seek resources to meet this need.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2018 American Community Survey 1-Year estimates, more than 12% of the entire Milwaukee County population is disabled.

HUD presumes disabled adults to be low-income. Milwaukee County Department of Health and Human Services through the Disabilities Division serves families with children with disabilities. Family Care, Health and Human Services, and the Department on Aging serves adults with disabilities. Milwaukee County Housing partners with all of these agencies to provide services including home modification and the creation of accessible housing. The need to serve this population will increase as the population ages.

What are the most common housing problems?

According to the 2011-2015 CHAS data, the most common housing problem for more than 50% of households with one or more housing problems, including both renters and owners, is housing cost burden.

Elderly renters and homeowners with very low (0-30%), low (30-50%) and moderate (50-80%) income continue to be the largest type of household facing a housing cost burden of >30% and >50%. In addition to housing cost burden, owners have less access to credit to make major routine repairs such as roof replacement and furnace replacement. Many owners find themselves with no equity to even support a loan for major repairs due to falling home values.

Are any populations/household types more affected than others by these problems?

As the population of Milwaukee County ages and the number of children and adults with a disability increases there is a need for accessible housing. Modifying existing homes to make them accessible can be costly and add to the housing cost burden. Accessible rental units lease up quickly and can be difficult to find. Support services are also often needed for this population.

Rental Households with very low incomes (0-30%) and homeowners with low (30-50%) and moderate (50-80%) incomes are the largest population and household types living with housing problems.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The largest need for those who are at risk of homelessness in Milwaukee County are permanent housing subsidies, employment, and the lack of long-term case management services. The County recognizes that the lack of employment options for individuals is still the largest barrier in finding permanent housing. The County does provide Prevention and Rapid Rehousing funds, but if a household member had a disability, it was challenging to find those members supportive services in the community as quickly as they were needed.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Milwaukee County uses the waiting list for supportive housing to estimate the at-risk population of the mentally ill. *The waiting list is 200 therefore we estimate the population to be 200.*

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Milwaukee County has linked the increase risk of homelessness not to housing characteristics, but to support services including AODA and mental health. There is an unmet need for supportive housing to ensure clients do not return to homelessness. The 2020-2024 Con Plan Community Needs survey identified Mental Illness as having the highest level of need for funding public service activities with CDBG funding over the next 5 years.

Discussion

Milwaukee County recognizes that there is a great need to serve the disabled and special needs population.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Milwaukee County

Overall, the number of households in Milwaukee County that experience one of the four housing problems is less than 10% for all income levels and no ethnic groups show a significant disproportionately greater need than the category as a whole. The greatest spread between the overall population and the sub-population is 8 percentage points in any of the income categories.

In the jurisdiction as a whole, 9% of households at 0-30% of AMI, 9% of households at 30-50% of AMI, and 7% of households at 50-80% of AMI have one or more of the four housing problems. None of the non-white racial or ethnic groups, at any income level, have a disproportionate need greater than 10% of the jurisdiction as a whole.

West Allis:

West Allis is an 11 sq. acre community that is landlocked and has older housing stock. Commonly the older housing stock provides rents that are affordable, but often need investment to improve the quality of the unit. The properties are densely situated with population and have compact sized lots. There are major concerns in the quality of rental housing for low-moderate income families. Four key issues are affordability, availability (of decent housing), quality and appropriate size, which is reiterated in the 2011-2015 CHAS data. The City fully utilizes its Section 8 Housing Choice Voucher program to assist families with the 30% cost burden.

With an older housing stock, a number of housing units exhibit one of four housing problems. The areas of the City that exhibit the housing problems also have higher concentrations of low to moderate income populations, individuals facing homelessness or living at or below the poverty rate. In review of CHAS data, minority populations are impacted by the housing problems, but populations of Asians and American Indian/Alaska Natives have one or more of the four identified housing problems in West Allis at a disproportionately higher rate than the jurisdiction as a whole. In the 50-80% area median income category, Black/African Americans and Hispanics have one or more of the four identified housing problems in West Allis, at a disproportionately higher rate than the jurisdiction as a whole. In the 80-

100% area median income category, Asians and Hispanics have one or more of the four identified housing problems in West Allis, at a disproportionately higher rate than the jurisdiction as a whole.

Wauwatosa:

In Wauwatosa, the number of housing units with one of the four housing problems is low. In addition, the percentage of non-white racial/ethnic groups is relatively low as well at approximately 13% of the total population. The most common housing problem in the City is cost burden, and lower income non-whites are more likely to experience a housing problem than other demographics. Cost burden affects renters at a greater proportion than homeowners. The number of substandard housing units and overcrowded units is very small.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,080	1,719	1,614
White	11,175	1,479	1,179
Black / African American	1,258	65	139
Asian	315	0	118
American Indian, Alaska Native	63	29	4
Pacific Islander	0	0	0
Hispanic	1,034	125	145

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,100	3,629	0
White	11,600	3,039	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	890	179	0
Asian	317	100	0
American Indian, Alaska Native	84	19	0
Pacific Islander	0	0	0
Hispanic	975	304	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,570	14,135	0
White	8,510	12,030	0
Black / African American	653	655	0
Asian	409	418	0
American Indian, Alaska Native	33	69	0
Pacific Islander	0	0	0
Hispanic	748	904	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,209	12,455	0
White	3,819	10,965	0
Black / African American	85	605	0
Asian	105	277	0
American Indian, Alaska Native	0	49	0
Pacific Islander	0	0	0
Hispanic	198	428	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Milwaukee County

In the analysis of one or more housing problems, there are no racial or ethnic groups with a disproportionately greater need than the jurisdiction as a whole. However, Hispanics at all income levels are more likely to live in housing with one or more housing problems than other groups as are Black/African Americans at 0-30%, 30-50% and 50-80% of AMI.

West Allis:

Over the next five (5) years, West Allis will continue to invest CDBG funds in housing rehab projects for home owners and rental properties. The rehab loans offer deferred payment terms and below market interest rates. As indicated in the City's goals and objectives, the 5-year goal is to rehab 35 units. The City will also explore alternative financing for new housing projects to provide decent and affordable housing opportunities to the City's low-moderate income families. The City will also look into leveraging private/public dollars to improve the quality of housing.

Wauwatosa:

Wauwatosa will continue to invest CDBG funds for rehab projects for low-income households to allow them to maintain the quality of their housing. The City also anticipates assisting low-income households

with down payments to purchase homes in the City and will continue to look for opportunities to work with developers to build affordable renting housing.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Milwaukee County:

In the analysis of severe housing problems, there are no racial or ethnic groups with a disproportionately greater need than the jurisdiction as a whole. The most common severe problem facing all households within the jurisdiction is cost burden.

West Allis:

West Allis has an older housing stock and is landlocked. Commonly the older housing stock provides rents that are affordable, but often need investment to improve the quality of the unit. There are major concerns in the quality of rental housing for low-moderate income families. Four key issues are affordability, availability (of decent housing), quality and appropriate size, which is reiterated in the charts below. The City fully utilizes its Section 8 Housing Choice Voucher program to assist families with the 50% cost burden mentioned below in the chart. The City also leverages services through the health department to help bridge the health and housing spectrum.

Based on the 2011-2015 CHAS data, the most common of the “four severe housing problems” that exist in West Allis is Cost Burden. There are very few substandard housing and crowding problems.

Wauwatosa:

Severe housing problems are similar to housing problems – there are very few substandard housing and overcrowding problems; the main problem is cost burden. Again, renters experience a cost burden at a greater proportion than homeowners and it is more likely that non-whites will experience a housing problem.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,400	3,409	1,614
White	9,865	2,804	1,179

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	1,054	265	139
Asian	315	0	118
American Indian, Alaska Native	43	49	4
Pacific Islander	0	0	0
Hispanic	919	245	145

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,489	11,259	0
White	5,354	9,299	0
Black / African American	455	620	0
Asian	111	305	0
American Indian, Alaska Native	0	104	0
Pacific Islander	0	0	0
Hispanic	400	879	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,773	21,930	0
White	2,183	18,350	0
Black / African American	100	1,218	0
Asian	195	643	0
American Indian, Alaska Native	0	102	0
Pacific Islander	0	0	0
Hispanic	244	1,409	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	684	16,005	0
White	543	14,265	0
Black / African American	0	690	0
Asian	20	362	0
American Indian, Alaska Native	0	49	0
Pacific Islander	0	0	0
Hispanic	123	499	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Milwaukee County:

In the analysis of severe housing problems, there are no racial or ethnic groups with a disproportionately greater need than the jurisdiction as a whole. However, African Americans at 0-50% of AMI are more likely to live in housing with severe problems as are Asians with 50-80% of AMI. Very low income (0-30%) Hispanic households are also at risk of living in housing with severe housing problems.

West Allis:

Over the next five (5) years, West Allis will continue to invest CDBG funds in housing rehab projects for homeowners and rental properties. The rehab loans offer deferred payment terms and below market interest rates. As indicated in the City's goals and objectives, the 5-year goal is to rehab 35 units. The City will also explore alternative financing for new housing projects to provide decent and affordable housing opportunities to the City's low-moderate income families. The City will also look into leveraging private/public dollars to improve the quality of housing. The City is also looking to develop a family self-sufficiency program to help Housing Voucher participants improve themselves professionally and work towards homeownership.

Wauwatosa:

Wauwatosa will continue to invest CDBG funds for rehab projects for low-income households to allow them to maintain the quality of their housing. The City also anticipates assisting low-income households with down payments to purchase homes in the City and will continue to look for opportunities to work with developers to build affordable renting housing.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Milwaukee County:

For the jurisdiction as a whole 68% of households have a <30% cost burden, 17% have a 30-50% cost burden, and 14% have a >50% cost burden. None of the racial or ethnic groups are more than 10 % higher than the jurisdiction as a whole. Hispanic households have the highest % of <30% cost burden and Black/African American households have the highest percentage of cost burden at 30-50% and >50%.

West Allis:

According to 2011-2015 CHAS data, the only disproportionately greater need in West Allis exists for Black/African American households whose housing cost burden exceeds 50%. All other racial or ethnic groups in all other housing cost burden categories, are less than 10 percentage points higher than the percentage of persons in the categories as a whole.

Wauwatosa:

For the City as a whole, approximately 14% of households experience a cost burden and racial and ethnic minorities experience a disproportionately greater need for affordable housing in the community.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	102,075	25,658	20,944	1,710
White	89,920	21,700	17,040	1,264
Black / African American	3,360	1,500	1,594	150
Asian	3,175	569	481	118
American Indian, Alaska Native	402	156	43	4
Pacific Islander	0	0	0	0
Hispanic	4,400	1,454	1,368	145

Table 21 – Greater Need: Housing Cost Burdens AMI

Discussion

Milwaukee County:

Suburban housing tends to be more expensive and it is not surprising that 38% of households have a housing cost burden. There continues to be a need to provide rental assistance, affordable rental units, homeowner assistance, housing counseling, foreclosure mediation, and home repair assistance to support these households.

West Allis:

In review of this statistic, there are two (2) factors contributing to the disproportionality: the overall rental cost of the unit, and income generated for this particular racial group. Three possible solutions to overcome this barrier include:

1. Job training to increase skill sets, which lead to higher-paid jobs and increased income;
2. increase the number of Section 8 vouchers, subsidizing the rent burden, however this is not under the City's control, as HUD distributed Section 8 funds; or,
3. provide more affordable housing in the City.

The first option does not guarantee an effect on the target Black/African-American population that is subject to the disproportionality and would take many years to make an impact on that particular population, if possible at all. However, West Allis has and continues to make efforts to create employment opportunities where hiring programs encourage the hiring of low-moderate income people. West Allis is not able to control the second option of distributing more Section 8 vouchers throughout residents of the City. The third option does not bring a higher tax base to the City, as subsidized housing generates lower tax revenue than market rate housing, which doesn't incentive the City to build affordable housing. West Allis is a landlocked community and the only option to grow is to redevelop high-valued projects. Increasing the City's tax base with higher value redevelopment, reduces (or maintains) the tax burden on property owners (i.e. landlords), allowing landlords the ability to reduce or maintain rent, rather than increase it.

Wauwatosa:

The cost of market rate housing in the City and the shortage of affordable housing options are the two biggest obstacles to relieving the housing cost burden. Supporting affordable housing programs and options is one solution to this problem. Supporting economic development programs that create employment for low/moderate income households is another option.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Milwaukee County:

African Americans, Asians and Hispanics residing in the suburbs are more likely to have a housing cost burden and pay more than 30% and 50% of their income for housing expenses. However, none of these groups has a disproportionately greater need than the needs of the category as a whole.

West Allis:

West Allis remains an affordable housing opportunity for many demographic groups, however the cost burden of housing remains a significant challenge for African Americans, Asian and American Indian/Alaska Native racial/ethnic groups, and growing Hispanic community. The housing cost burden and incomes is a regional issue but West Allis has made strides to create affordable single family homes utilizing HOME funds, supported the construction of Highland Commons, an affordable housing complex for those at or below 30% or CMI. Further, West Allis preserved 104 units of affordable housing at Beloit Road Senior Housing.

Wauwatosa:

There tends to be a disproportionate need in the 0-30% and 30-50% AMI for all racial and ethnic groups. Approximately one third of renters and one quarter of homeowners in the City experience a housing cost burden.

If they have needs not identified above, what are those needs?

Overall there is a need for affordable decent, safe, and sanitary housing.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Milwaukee County:

Milwaukee County suburbs do not have any recognized racial or ethnic enclaves.

West Allis:

The City's east end has a more diverse population reflective of various groups (east of S. 84th St.). The older east end has neighborhoods with higher density housing consisting of duplex or older multi-family buildings. These older multi-family buildings have affordable rent structures and opportunities for individuals to improve their housing environment within family safe neighborhoods. The demographics show growing minority populations that also consist of low incomes.

However, the City of West Allis administers the Section 8 Voucher program, which includes 606 vouchers, of which 149 are VASH vouchers for veterans facing homelessness. There are 104 Project Based Vouchers for the Beloit Road Senior Apartments located on S. 72 St. and W. Beloit Rd., and 353 are Housing Choice Vouchers. The 100 VASH vouchers and the 353 Housing Choice Vouchers allow for the participants to take their voucher and choose any location to live in the City that meets the rent burden test as restricted by HUD. The City's Section 8 vouchers are a great method to distribute affordable housing throughout the City, avoiding low-income families being concentrated in certain sections of the City.

Wauwatosa:

The City does not have any recognized racial or ethnic neighborhoods.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

Milwaukee County HOME Consortium has three public housing agencies, Milwaukee County, West Allis, and South Milwaukee. Milwaukee County has the majority of the housing choice vouchers with 850 currently on the waiting list. West Allis has housing choice vouchers and the only supply of Veterans Affairs Supportive Housing vouchers. South Milwaukee has 60 units of public housing.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	57	426	0	418	8	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	0	0	0	0	0		0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	6	82	0	82	0	0
# of Disabled Families	0	0	6	144	0	137	7	0
# of Families requesting accessibility features	0	0	57	426	0	418	8	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	44	256	0	248	8	0	0
Black/African American	0	0	9	162	0	162	0	0	0
Asian	0	0	2	1	0	1	0	0	0
American Indian/Alaska Native	0	0	2	7	0	7	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	9	44	0	43	1	0	0
Not Hispanic	0	0	48	382	0	375	7	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Milwaukee County

Milwaukee County does not currently have an inventory of public housing.

South Milwaukee has 60 units of Public Housing with 3 accessible units. Current wait list has two households seeking accessible units.

West Allis

West Allis maintains a list of affordable properties for individuals searching for units. However, the City does not maintain a list of accessible units. Per the City's current waiting list, the need for accessible units is evident by the percentage of families with disabilities. The need for accessible housing also relates to individuals wanting to be close to care facilities such as the new Whole Health Clinic, Rogers Memorial, West Allis Aurora Hospital, and now under construction, 120 bed - United Health Services Behavioral Health hospital which will take referrals from Milwaukee County.

Housing Choice Voucher Waiting List: 180

18% of applicants are families with disabilities

Project Based Voucher Waiting List: 56

62% of applicants have disabilities

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

Milwaukee County

Current voucher holders are concentrated (80%) in the City of Milwaukee. A common complaint of voucher holders is that they can't afford to move, security deposit being the largest moving expense.

West Allis:

The West Allis Housing Choice Section 8 Waiting List is from 2015. The current list is expected to close by year end or early in 2021. Open enrollment will follow in a timely manner. The current waiting demographics provide the following information:

Housing Choice Voucher Waiting List: 180

68% of applicants are families with children

4% of applicants are elderly families

18% of applicants are families with disabilities

Income:

68% of applicants are extremely low income

21% of applicants are very low income

Ethnicity:

7% of applicants answered that they are Hispanic

81% of applicants answered that they are non-Hispanic

Racial Group:

82% of applicants answered that they are Black/African American

14% of applicants answered that they are White

Project Based Voucher Waiting List: 65 (seniors 62+ years old)

63% of applicants have disabilities

Income:

68% of applicants are extremely low income

18% of applicants are very low income

Ethnicity:

20% of applicants answered that they are Hispanic

71% of applicants answered that they are non-Hispanic

Racial Group:

29% of applicants answered that they are Black/African American

63% of applicants answered that they are White

The most immediate need for both of these populations is access to safe, decent and affordable housing within the jurisdiction with the assistance of Housing Choice Voucher monies. The most common complaints among West Allis voucher holders is the ability to find a unit with enough bedrooms, a landlord willing to rent to a participant and overcoming past evictions or credit issues, challenging cost of rent, and the ability to produce a security deposit for their potential rental home.

Wauwatosa:

Wauwatosa does not have any public housing and participates in the Section 8 program through Milwaukee County.

How do these needs compare to the housing needs of the population at large

In Milwaukee County there is a concentration of low-income households in the City of Milwaukee, which correlates to the high percentage of voucher holders in the City.

West Allis:

The West Allis Housing Choice Voucher Section 8 program Wait List is primarily comprised of minority racial groups (82% Black/African American). The percentage of Black/African American participation on the waiting list is much higher compared to that demographic group population in West Allis (6.2% Black or African American – Source: ACS). This leads West Allis to conclude that the majority of recent Section 8 HCV applicants (open enrollment accepting the 500 applications took place in August 2015), came from outside the City of West Allis.

The City expects to conduct open enrollment in early 2021. The population at large according to the 2011-2015 CHAS data has some renters and owners lacking complete plumbing or kitchen facilities and some households with severe overcrowding. All properties under contract under the Housing Choice Section 8 program are required to pass Housing Quality Standards, which would not allow for incomplete plumbing or kitchen facilities, or severe overcrowding. Further, West Allis has a successful exterior code enforcement program that has promoted reinvestment into rental properties and improvement of the housing stock within older family neighborhoods.

Wauwatosa:

Wauwatosa does not have any public housing and participates in the Section 8 program through Milwaukee County. The waiting list for the Section 8 program is a limiting factor to increasing participation in the program for Wauwatosa. Obstacles renters face when using vouchers in the City are finding landlords that will rent to voucher holders and costs of moving/providing security deposits.

Discussion

The County will continue to offer assistance to give Housing Choice Voucher tenants the opportunity to move to the suburbs through HOME TBRA security deposit assistance.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Milwaukee County, City of West Allis, and the City of Wauwatosa participate in the CoC, with the City of Milwaukee being the lead agency. The majority of programs, services, and shelters exist in the City of Milwaukee, not in the Urban County or Home Consortium jurisdiction. A much greater effort is being made to collect data and count the homeless population living in the jurisdiction.

As of 2019, Milwaukee CoC began conducting quarterly Point in Time counts of Milwaukee's unsheltered homeless Point in Time count through its network of street outreach teams. This new effort allows our community to capture more information about people experiencing homelessness that stay on the street or in places not meant for human habitation, and provides an opportunity for the CoC to investigate if any seasonal trends are apparent when analyzing Point in Time count results over time.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	235	0	0	0	0
Persons in Households with Only Children	0	7	0	0	0	0
Persons in Households with Only Adults	87	641	0	0	0	0
Chronically Homeless Individuals	10	63	0	0	0	0
Chronically Homeless Families	87	0	0	0	0	0
Veterans	6	98	0	0	0	0
Unaccompanied Child	11	44	0	0	0	0
Persons with HIV	2	3	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	285	25
Black or African American	549	53
Asian	1	1
American Indian or Alaska Native	8	3
Pacific Islander	5	1
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	866	6
Not Hispanic	90	81

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

During the 2020 Point in Time count held on January 22nd, 2020, 970 total persons experiencing homelessness in all settings (emergency shelter, transitional shelter, safe haven, and unsheltered) were counted in Milwaukee County. In comparison, 1,466 total persons experiencing homelessness were counted in the 2011 Point in Time count.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.****Discussion:**

Moving forward there will be a greater effort made to have suburban jurisdictions participate in the Point in Time count.

Some of the strengths of the Milwaukee COC system include: The system overall offers a range of emergency, transitional, and permanent housing as well as strong prevention services. The system continues to serve about 800 new individuals and children each quarter. The Point in Time count of unsheltered has slightly increased from 82 households without children in 2013 to 87 households in 2020. The PIT count of unsheltered has decreased from 5 households (with at least one child) in 2013 to 0 households (with at least one child) in 2020.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Milwaukee County serves as a safety net for many individuals in the community through the Department of Human Services, Department on Aging, and the Department of Family Care.

Describe the characteristics of special needs populations in your community:

Housing and service needs exist for the frail elderly, those with disabilities, persons with AIDS, the homeless, victims of domestic violence, those with alcohol and drug abuse problems, and others.

What are the housing and supportive service needs of these populations and how are these needs determined?

Housing subsidies and the need for long-term case management services are needed to support those with special needs. These needs are determined in Milwaukee County by looking at the demand for specific services. There is a lengthy waiting list for rental subsidies and all of the County's case management services either have a waiting list or are at capacity.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

At the end of 2019, 3,221 persons had been reported and presumed to be living with HIV. Using CDC's estimate that 21% of persons living with HIV are unaware of their HIV status, there are approximately 4,000 people living with HIV in Milwaukee County. Milwaukee County accounts for 51% of the people reported with HIV living in Wisconsin. The case rate per 100,000 population in Milwaukee is 5.0 times higher than in Wisconsin excluding Milwaukee County. Cases in African American MSM under age 30 are driving the epidemic in Milwaukee County and, to a large extent, statewide.

Discussion:

Milwaukee County will continue to serve special needs populations and their housing needs through various Departments.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Many community facilities in Milwaukee County suburbs (including the 16 participating members of the Urban County) were constructed prior to 1980 and many are in need of major system updates. Over the last 6 years covered by the 2014-2018 Consolidated Plan, public facilities received more funding than the other eligible types of activities, including housing. Given that, the County Board has decided that public facilities will not receive that level of funding during the next Consolidated Plan, 2020-2024, but a bigger emphasis will be put on meeting the need for decent, safe, affordable housing.

How were these needs determined?

In a survey conducted by Milwaukee County in 2019, the highest percentage of respondents indicated there was a low need for the following Neighborhood Improvement activities: sidewalk, curb street improvements; sidewalk disabled accessibility improvements; code enforcement to prevent substandard housing; rehabilitation of neighborhood commercial areas; rehabilitation of buildings for non-profit agencies. Historically, during the CDBG application period, many applications are received for public facility improvements. Many of the communities have very few census tracts or block groups that qualify as eligible low-moderate income areas. Because of that, over the years, many communities used their CDBG funds for public facility improvements to address the lack of handicapp accessibility in public buildings, parks or sidewalks and streets. The County Board passed a resolution in 2019 to focus CDBG funds to address the need for decent, safe and affordable housing for those low- and moderate-income households within the suburban communities.

Describe the jurisdiction's need for Public Improvements:

Over the last 5 years, a high percentage of CDBG funds were allocated to the suburban communities within the Urban County for handicapp accessibility improvements to public parks, facilities and sidewalks. However, census data and survey data indicates that many low- and moderate-income households within those communities are facing housing challenges including a housing cost burden for both renters and owners and substandard housing conditions for the very low income and low income renters and owners. Therefore, the Milwaukee County Board of Supervisors has decided to prioritize spending on housing activities for this 5-year Consolidated Plan.

How were these needs determined?

Housing census data and results of a community needs survey indicated a high need for an emphasis on decent, safe and affordable housing within the communities of the Milwaukee Urban County.

Describe the jurisdiction's need for Public Services:

The 2019 Community Needs Survey respondents indicated the highest public service needs are mental health services, transportation services (for the elderly) and other services for the elderly and special needs populations.

How were these needs determined?

The majority of respondents to the 2019 survey conducted for this Plan indicated that public service activities having the highest level of need were mental health services and programs that assist persons with disabilities and senior care services. In addition, the focus group comments and discussions supported the need for these types of activities.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Milwaukee County

A variety of housing markets exist with the Urban County and HOME Consortium jurisdiction.

Milwaukee County suburban communities are mostly made up of single-family homes, yet a variety of other housing options exist. Communities with the greatest market challenges include Cudahy, West Allis, West Milwaukee, and Shorewood.

Falling home values have created a real challenge for current owners who have lost their equity in their homes and may even owe more than their home is worth. Low- to moderate-income existing homeowners will continue to struggle to make home repairs. Though values have fallen, access to credit has tightened and it still difficult for renters to transition to homeownership. Housing Cost Burden continues to be a problem for homeowners at all income levels in the communities of Greenfield, Franklin, and Oakcreek and on renters in Cudahy, Greenfield, and South Milwaukee.

HOME rents are comparable to fair market rents and HOME funds can be used to create accessible housing, special needs housing, and quality housing for low- to moderate-income households.

West Allis

West Allis is a landlocked, fully developed community with an older housing stock (City established in 1906). The City's older housing stock is located on the east end of the City boundary, and the homes tend to be smaller and consist of an abundance of rental properties. Often these homes are entry level for first-time homebuyers. As a landlocked community, the City has not seen a large increase in housing units. The City of West Allis has goals of creating affordable housing units by effectively utilizing CDBG funds and supporting tax credit application for low-income elderly housing. Recent developments have preserved very low-income elderly housing and housing for low-income people with mental illness.

Housing challenges for the City of West Allis include absentee landlords and disinvestment in older homes. West Allis plans to correct these challenges, one-by-one, by promoting housing rehabilitation programs with CDBG programs for qualifying homeowners and rental properties.

The lingering effects of the 2008 recession are likely to result in a continuing tight rental market, and higher rental levels. West Allis hopes to attract some homebuyers of moderate income because its home prices may be more affordable compared to surrounding communities. This may place an upward pressure on owner units for sale.

West Allis is part of the greater Milwaukee housing market and the West Allis housing is generally somewhat more affordable compared to the market elsewhere in the Milwaukee County area. For units with 3 or fewer bedrooms, the high HOME rent levels are slightly above the fair market rent levels.

Wauwatosa

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

Milwaukee County:

Milwaukee County suburban communities are mostly made up of single-family homes, yet a variety of other housing options exist. Communities with the greatest market challenges include Cudahy, West Allis, West Milwaukee, and Shorewood.

West Allis:

West Allis is a landlocked, fully developed community with an older housing stock (City established in 1906). The City's older housing stock is located on the east end of the City boundary, and the homes tend to be smaller and consist of an abundance of rental properties. Often these homes are entry level for first-time homebuyers. As a landlocked community, the City has not seen a large increase in housing units. The City of West Allis has goals of creating affordable housing units by effectively utilizing CDBG funds and supporting tax credit application for low-income elderly housing. Recent developments have preserved very low-income elderly housing and housing for low-income people with mental illness. Housing challenges for the City of West Allis include absentee landlords and disinvestment in older homes. West Allis plans to correct these challenges, one-by-one, by promoting housing rehabilitation programs with CDBG programs for qualifying homeowners and rental properties.

Wauwatosa:

Wauwatosa has an older housing stock, with the majority of homes constructed before 1950. Because the City is landlocked and built out, new housing units are not added often and opportunities to do so involve redevelopment of existing parcels that can present challenges. Redevelopment is developer driven and has typically taken the form of market rate units. While the majority of existing units are one and two unit structures, most new construction takes the form of multi-unit buildings.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	87,950	55%
1-unit, attached structure	7,355	5%
2-4 units	21,564	14%
5-19 units	19,389	12%
20 or more units	21,380	13%
Mobile Home, boat, RV, van, etc	1,281	1%
Total	158,919	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	114	0%	2,519	4%
1 bedroom	2,143	2%	19,595	34%
2 bedrooms	18,110	20%	26,170	45%
3 or more bedrooms	71,987	78%	9,760	17%
Total	92,354	100%	58,044	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Milwaukee County

The majority of housing is single-family homes. The majority of renter units have 1 or 2 bedrooms, but a high percentage (78%) of homeowner housing have 3 or more bedrooms. As the population ages, there is a greater need to make this housing accessible and to maintain the quality of an aging housing stock. There is also a need to create more rental housing options for the elderly/disabled and for low-income households employed in suburban communities, especially for those with large families.

West Allis

The City of West Allis intends to use approximately 15% of its Federal funds to provide rehab loans to owners of single-family homes whose household income does not exceed 80% CMI, and owner-occupied duplexes whose household income does not exceed 80% CMI. Most of these families would be smaller family sizes. The City also provides home security devices to approximately 30 households/year, whose income does not exceed 80% CMI.

Wauwatosa:

The City uses CDBG funds to rehab housing facilities that assist low-income seniors and people with disabilities. Funds also support low-income homeowners needing accessibility modifications and emergency repairs, in addition to a weatherization program aimed at low-income families with kids that replaces doors and windows that pose a lead based paint threat.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Milwaukee County

No loss of affordable units is expected.

West Allis

West Allis does not anticipate the loss of any affordable housing in the City.

Wauwatosa:

The City does not anticipate the loss of affordable housing.

Does the availability of housing units meet the needs of the population?**Milwaukee County:**

As demographics change it is expected there will be a need to create more accessible housing units in a variety of sizes and there is a need to create more suburban workforce housing. The biggest challenge for renters and homeowners is housing cost burden so the need is highest for affordable housing, especially for small families and the elderly.

West Allis:

In spite of the West Allis's efforts, there are still population groups that have unmet housing needs, including housing units with lower and more affordable rents, and units that are safe, affordable and energy efficient. West Allis's "needs" issues most likely pertain to cost burden and crowded household units. The rent burden "issue" is due to lower incomes of the City's residents (average household income: \$44,136). The City has a high duplex housing stock, which include smaller upper units with few bedrooms, leading to the overcrowding "issue."

Wauwatosa:

Demographic and housing data for the City indicate more available affordable housing, for both owners and renters, is necessary in the community to alleviate those who experience a housing cost burden.

Describe the need for specific types of housing:**Milwaukee County:**

There is a need for more accessible housing, affordable owner housing and affordable rental housing. The majority of housing is single-family homes with 1-2 bedrooms. Without the availability of affordable, larger homes with 3 or more bedrooms, the overcrowding problem becomes more an issue.

West Allis:

West Allis's northeast border is located blocks away from the Milwaukee VA Medical Center. Based on the City's Section 8 demand for VASH (veterans) vouchers and discussions with developers of veterans' housing, there appears to be a market interest in a quality and affordable veterans' development. West Allis hasn't seen new development of affordable housing other than senior housing for several years. West Allis has a high number of affordable housing units, however, they consist of an older housing stock. New larger, and energy-efficient affordable rental units are needed in the City, as the charts above cite the need for more 3-bedroom (larger) rental units.

Wauwatosa:

Aging and disabled populations need accessible housing and the older housing stock will need upgrading and repairs. Affordable housing will most likely remain a need in the community as median values are higher than many surrounding communities.

Discussion

Housing rehabilitation programs, architectural barrier removal programs, and rental housing rehabilitation and development continue to be needed.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

The foreclosure crisis of 2008 is still impacting the Milwaukee County housing market. Falling home values have created a real challenge for current owners who have lost their equity in their homes and may even owe more than their home is worth. Low- to moderate-income existing homeowners will continue to struggle to make home repairs. Though values have fallen, access to credit has tightened and it still difficult for renters to transition to homeownership.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	8,033	13.8%
\$500-999	38,747	66.8%
\$1,000-1,499	8,935	15.4%
\$1,500-1,999	1,380	2.4%
\$2,000 or more	909	1.6%
Total	58,004	99.9%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,824	No Data
50% HAMFI	12,703	4,000
80% HAMFI	32,969	18,973
100% HAMFI	No Data	30,442
Total	48,496	53,415

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	611	742	911	1,152	1,298
High HOME Rent	611	742	911	1,152	1,298
Low HOME Rent	611	725	870	1,005	1,121

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Milwaukee County:

There is a need to have more affordable rental housing available to all levels of low-income households. However, there may be an opportunity for low- to moderate- income households to become homeowners.

West Allis:

Those households at 30% or less of CMI have limited choices and often must pay more than 50% of their incomes for adequate housing. Less than 5% of the rental housing units are affordable to those households with <30% CMI.

Wauwatosa:

Currently there are not enough rental units available for those with incomes at or below 80% HAMI, and particularly for those on the lower end of the spectrum. Low-income people wanting to buy a home would also have a hard time finding affordable housing options as median home values are above \$230,000.

How is affordability of housing likely to change considering changes to home values and/or rents?

Milwaukee County:

Falling home values have created a real challenge for current owners who have lost their equity in their homes and may even owe more than their home is worth. Low- to moderate-income existing homeowners will continue to struggle to make home repairs. Though values have fallen, access to credit has tightened and it still difficult for renters to transition to homeownership. Housing Cost Burden continues to be a problem for homeowners at all income levels in the communities of Greenfield, Franklin, and Oakcreek and on renters in Cudahy, Greenfield, and South Milwaukee.

West Allis:

The lingering effects of the 2008 recession are likely to result in a continuing tight rental market, and higher rental levels. West Allis hopes to attract some homebuyers of moderate income because its home prices may be more affordable compared to surrounding communities. This may place an upward pressure on owner units for sale.

Wauwatosa:

Wauwatosa has not experienced decline in housing values that way other communities have and continues to see developer interest in market rate housing construction. Values are relatively stable so changes to affordability are not anticipated.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**Milwaukee County:**

HOME rents are comparable to fair market rents and HOME funds can be used to create accessible housing, special needs housing, and quality housing for low- to moderate-income households.

West Allis:

West Allis is part of the greater Milwaukee housing market and the West Allis housing is generally somewhat more affordable compared to the market elsewhere in the Milwaukee County area. For units with 3 or fewer bedrooms, the high HOME rent levels are slightly above the fair market rent levels.

Wauwatosa:

The majority of rents are somewhat comparable to most of the County with most 1 and 2 bedrooms falling in the range of \$600-999 per month. There are more units available at rents higher than this and fewer less than \$600. The City should strategize to maintain those units at lower rents and encourage construction of affordable units.

Discussion

There continues to be a need to assist households with home repairs and create quality rental housing.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

The majority of Milwaukee County housing stock is built prior to 1980 and has reached an age where major systems are in need of replacement.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

Milwaukee County/West Allis/Wauwatosa

Substandard units are units that do not meet local code, Housing Quality Standards, or have major systems in need of replacement or systems that will be at the end of useful life in the next five years. Units are considered suitable for rehabilitation if they are structurally sound and local zoning codes allow rehabilitation that will bring the unit up to code

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	22,840	25%	23,905	41%
With two selected Conditions	382	0%	1,240	2%
With three selected Conditions	0	0%	180	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	69,140	75%	32,720	56%
Total	92,362	100%	58,045	99%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,847	7%	4,461	8%
1980-1999	13,099	14%	13,505	23%
1950-1979	44,048	48%	27,090	47%
Before 1950	28,349	31%	12,969	22%
Total	92,343	100%	58,025	100%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	72,397	78%	40,059	69%
Housing Units build before 1980 with children present	4,550	5%	2,702	5%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Milwaukee County:

There is a need to rehabilitate both owner and rental housing as the majority of housing within the jurisdiction is built prior to 1980 with 78% being owner-occupied units and 69% are renter-occupied. Additionally, 25% of owner-occupied housing and 41% of rental-occupied housing has at least one substandard condition.

West Allis:

42% (4,864 units) of West Allis rental housing units have one selected housing condition. 31% (4,943 units) of West Allis owner-occupied housing units have one selected housing condition.

The majority of “older” homes in West Allis are located on the east side of the City (see attached jpg map: Age of West Allis Housing Stock). And the City’s highest concentrations of designated LMAs is on also on the City’s east side (see attached jpg map: West Allis LMAs).

Wauwatosa:

Few housing units in the City are substandard; however, Wauwatosa’s has an older housing stock that is or will be in need of rehabilitation; low income households need assistance with these repairs that can be expensive.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Milwaukee County:

An estimated 109,338 housing units are at risk of containing lead-based paint hazards. Of those units, it is hard to put a number to how many units are occupied by low- to moderate- income households. It is important to note that lead hazards impact all children, no matter what the income level of the household.

West Allis:

81% of West Allis rental units (9,405 units) in the City are older than 1980's construction, and are assumed to have lead based paint. 95% of West Allis owner-occupied units (14,981 units) were built prior to 1980 and may contain lead paint hazards.

Wauwatosa:

Over 85% of all housing units in the City were constructed prior to 1979, so it is safe to assume that the vast majority of the City's low/moderate income population live in housing that could pose a lead based paint hazard.

Discussion

As the housing stock ages, it is important to focus resources toward rehabilitation of housing units and eliminating lead-paint hazards.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

The Milwaukee County Housing Choice Voucher has a waiting list of 850, which includes 200 homeless applications.

South Milwaukee has 60 unites of public housing, the waiting list is currently closed. No public housing units are located in the City of West Allis or the City of Wauwatosa.

The Community Development Authority of the City of West Allis acts as the PHA and has approval of 557 vouchers, of which 100 are VASH.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			60	465			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Milwaukee County:

South Milwaukee has 60 units of public housing, the waiting list is currently closed.

West Allis:

No public housing units are located in the City of West Allis. The Community Development Authority of the City of West Allis acts as the PHA and has approval of 557 vouchers, of which 100 are VASH.

Wauwatosa:

There are no public housing units in Wauwatosa.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Milwaukee County:

Parkcrest has been well-maintained over the years and the last HUD inspection the units scored 28 out of 30.

West Allis: - NA

Wauwatosa: - NA

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Milwaukee County:

Does not have any public housing units. South Milwaukee has 60 units.

West Allis:

All units that are under a Section 8 HAP contract and receive subsidized rent payments are required to undergo an annual Housing Quality Standard (HQS) inspection to verify that the unit meets HUD-determined living standards before the tenant is allowed to live in the unit and the owner is allowed to receive rental assistance payments from the PHA. Any unit that does not pass the HQS inspection is required to make the appropriate modifications/improvements and a follow-up inspection would be scheduled to ensure a proper living environment for the low-income household members.

Wauwatosa:

Wauwatosa does not have any public housing units.

Discussion:

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

Milwaukee County, the City of West Allis, and City of Wauwatosa participate in the CoC. Additionally, Milwaukee County Health and Human Services provides many services to the homeless population.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Milwaukee County offers a wide range of services to homeless persons. Many of these services are administered by Milwaukee Continuum of Care agencies and the Milwaukee County Behavioral Health Division. CoC agencies provide homeless outreach and assess individuals for their medical and mental health needs. If individuals are found to need long term case management services for a serious and persistent mental illness, referrals are made to the Milwaukee County Behavioral Health Division (MCBHD). MCBHD will conduct a person centered assessment and provide community options for individuals. Employment services are offered through the Division of Vocational Rehabilitation. Local agencies have also increased training options for individuals to become certified peer specialists to gain employment in homeless and mental health agencies.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

See attached page for matrix of agencies and services for homeless populations or whose services are directed toward the prevention of homelessness.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

Milwaukee County Housing Division is part of the Department of Health and Human Services (DHHS). Being part of DHHS allows for great partnerships with other DHHS divisions to serve special needs populations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The largest need for supportive housing for all populations is the lack of rental subsidies available as well as the availability of units. Supportive housing units in Milwaukee County are generally at capacity. The County has assisted in the production of over 450 units of supportive housing since 2008, but the lack of additional housing choice vouchers threatens the progress in this area. Even with the production of these units, each development continues to have a waiting list showing the continued need for more supportive housing units. The County has seen a shortage in housing units for persons with alcohol or other drug addictions due to a lack of resources and specific housing models.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Milwaukee County's Behavioral Health Division has a robust case management system for those needing long term case management. These case managers collaborate with the Housing Division to assist institutions with discharge planning into appropriate housing. The Milwaukee County Housing Division created a Community Intervention Specialist position to work directly with the private hospital system for those individuals who did not qualify for long term support services. The Housing Division offers supportive housing options upon discharge in these situations and can offer short term rental assistance and referral services. The Division coordinates with CoC agencies when necessary to find additional resources for individuals who experience homelessness.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Rental assistance and supportive services will be funded locally through County tax levy due to the lack of federal resources. The County will continue to fund on-site supportive services at all supportive

housing developments. The Housing Division will continue to work with the development community to provide homeownership possibilities for those with disabilities.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Milwaukee County will continue its production of supportive housing for those who have special needs but are not homeless. A goal for the Milwaukee County Housing Division is to place additional scattered-site supportive housing units in the community for those with mental health needs. Rental assistance and supportive services will be funded locally through County tax levy due to the lack of federal resources. The County will continue to fund on-site supportive services at all supportive housing developments. The Housing Division will continue to work with the development community to provide homeownership possibilities for those with disabilities.

West Allis:

The City of West Allis has been allocated 100 Veterans Administration Supportive Housing vouchers. The City of West Allis will continue to explore the development of a new construction mixed use commercial building that has a large number of Project Based units geared specifically towards VASH participants who may have significant barriers with regards to obtaining quality housing.

West Allis also typically funds Interfaith Older Adult Programs, the West Allis Senior Center, the Family Resource Center, and the Lilac Senior Bus with Public Service funds. All these organizations and activities provide supportive services to older adults or low-moderate income families who are in need of supportive services.

Wauwatosa:

It is Wauwatosa's goal to continue providing much needed funding for Elena's House (provides housing for 6 people and additional programming for 60 people), a transitional living facility for extremely low-income individuals living with HIV/AIDS and other programs serving special needs populations such as the Senior Center, ERAs, ARC Milwaukee, Vision Forward, Tosa Food Pantry, who offer essential services that allow elderly and disabled individuals to continue to live more comfortably. The City will support housing facilities and programs for those who serve people with special needs.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

Milwaukee County as an Urban County and a HOME Consortium has the challenge of working with 18 municipalities to create affordable housing. There is a stigma that comes with affordable housing that can cause issues at the local level. Milwaukee County continues to work with municipalities on affirmatively furthering fair housing, but it is hard to reach the decision makers in the 18 communities. An affordable housing project can easily be denied at the local plan commission level, yet it is hard to reach the plan commission members in 18 jurisdictions to get these volunteers to understand what it means to affirmatively further fair housing. Milwaukee County will continue fair housing outreach and education efforts. Staff will also make a greater effort to attend local meetings and support affordable housing projects. With the negative connotation that comes with low-income or affordable housing, there needs to be a greater effort to brand this housing as workforce housing or another more positive term.

Local zoning ordinances also can post a problem for the creation of affordable housing. Milwaukee County has no input into local zoning policy. Developers struggle to find locations that allow multi-family housing without the need for re-zoning or a conditional use permit. Milwaukee County can only continue to educate the leaders of communities and encourage inclusive zoning.

Milwaukee County, as a participant in the Regional Affirmatively Furthering Fair Housing study, is awaiting the results of that survey to allow for the completion of a new AFFH Plan for the region.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Milwaukee County has a diverse business activity. It is important to continue to have a workforce with needed skills to maintain current businesses and attract new businesses.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	151	61	0	0	0
Arts, Entertainment, Accommodations	11,100	12,294	11	13	2
Construction	3,632	2,869	3	3	0
Education and Health Care Services	22,234	14,368	21	15	-6
Finance, Insurance, and Real Estate	9,522	5,159	9	6	-3
Information	2,440	2,243	2	2	0
Manufacturing	17,132	18,320	16	20	4
Other Services	4,287	4,141	4	4	0
Professional, Scientific, Management Services	11,905	7,835	11	8	-3
Public Administration	0	0	0	0	0
Retail Trade	11,715	16,473	11	18	7
Transportation and Warehousing	4,523	5,723	4	6	2
Wholesale Trade	5,600	4,030	5	4	-1
Total	104,241	93,516	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	131,523
Civilian Employed Population 16 years and over	124,220
Unemployment Rate	5.53
Unemployment Rate for Ages 16-24	15.05
Unemployment Rate for Ages 25-65	3.99

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	34,065
Farming, fisheries and forestry occupations	5,445
Service	10,358
Sales and office	30,685
Construction, extraction, maintenance and repair	7,203
Production, transportation and material moving	6,364

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	80,838	68%
30-59 Minutes	33,434	28%
60 or More Minutes	4,075	3%
Total	118,347	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,738	508	3,510

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	21,520	1,729	7,635
Some college or Associate's degree	33,135	1,950	7,495
Bachelor's degree or higher	47,190	1,260	6,680

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	78	462	346	1,224	1,944
9th to 12th grade, no diploma	2,109	1,304	1,398	3,008	3,216
High school graduate, GED, or alternative	4,469	5,890	6,918	18,085	15,265
Some college, no degree	7,500	7,725	6,593	15,425	7,680
Associate's degree	696	3,244	3,368	6,320	1,925
Bachelor's degree	2,231	10,890	8,170	16,740	6,018
Graduate or professional degree	179	4,415	4,878	10,085	4,465

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	368,367
High school graduate (includes equivalency)	460,202
Some college or Associate's degree	514,384
Bachelor's degree	788,302
Graduate or professional degree	952,122

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in Milwaukee County based on occupation are 1) Management, Business, Finance (34,065); 2) Sales, Office (30,685); and 3) Service (10,358).

The highest share of workers is in the Education and Health Care Service sector at 21%, but there are almost 8,000 more Education and Health Care workers than there are jobs available. The second highest share of workers is in the Professional, Scientific and Management sector. The lowest share of workers are in the Information sector at 2%, followed by Construction at 3% and Transportation/Warehousing/Services at 4%.

Describe the workforce and infrastructure needs of the business community:

The highest share of workers is in the Education and Health Care Service sector at 21%, but there are almost 8,000 more workers with education and training in the Health Care industry or in Education than there are jobs available. The second highest share of workers is in the Professional, Scientific and Management sector. The lowest share of workers are in the Information sector at 2%, followed by Construction at 3% and Transportation/Warehousing/Services at 4%.

With the increase in new business infrastructure growth (Foxconn, Amazon, IKEA) there is the need for more skilled, technology workers and there are more retail jobs and warehousing jobs available.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

As there is an increase in technology and medical related business there is a need to train the workforce in these areas.

With the increase in new business infrastructure growth (Foxconn, Amazon, IKEA) there is the need for more skilled, technology workers and there are more retail jobs and warehousing jobs available.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The largest share of workers in Milwaukee County work in the Education and Health Care sector at 21%, but there are almost 8,000 more workers in the Education and Health Care sector than there are jobs available. The Professional, Scientific and Management sector also has more than 4,000 workers available than there are jobs. With more qualified workers than jobs available, the need for additional education and training opportunities, beyond what is already available, is fairly low.

The sectors where there are more jobs available than workers to fill them are Retail Trade with 4,758 more jobs than number of workers and Transportation/Warehousing with 1200 more jobs. These types of jobs typically do not require more than a high school education or GED.

Young adults lack education and skills leading to higher unemployment rates. The unemployment rate of 15.05% for young adults, 16-24 year old, is more than 4 times that of all other age ranges (3.99%) from 25 to 65 year olds, and is 3 times the overall unemployment rate of 5.53%. Middle-age and older adults have a higher education level and lower unemployment rate.

The numbers who are unemployed or not in the workforce are made up of almost equal numbers of those with a high school diploma/GED (9,364) and those with some college/Associate degrees (9,445). With more unskilled jobs being available, workers with education beyond high school, even those with professional degrees, may take jobs that were once readily available to young adults with or without a high school degree. Therefore, there is a high need for additional vocational/skills training and associate degree/college education beyond high school to give these young adults a competitive chance at employment.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Milwaukee County is home to the Milwaukee Area Technical College, University of Wisconsin Milwaukee, Medical College of Wisconsin, and numerous quality private institutions of higher education. Additionally several non-profits provide job training for low-income individuals seeking employment.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

No

Milwaukee County Economic Development Department is in charge of economic development for the County overall. Housing division staff consults with Economic Development as needed. Additionally most of the 16 municipalities have an economic development staff person and a Comprehensive Plan.

Discussion

It is important to make sure low-income persons and person with disabilities have access to necessary job training to obtain and maintain employment in Milwaukee County.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The Milwaukee Urban County jurisdiction has 29% of the housing stock constructed prior to 1949 and 33% of households have a housing cost burden (pay greater than 30% or 50% of income for housing expenses). Communities that exceed the jurisdiction percentages in older housing stock and Owner households that are housing cost burdened are Brown Deer and West Milwaukee. However, Renter households in every community exceeded the overall percentage for households that are cost burdened (see below). The combination of housing cost burden and older housing makes these communities at a higher risk of housing problems.

Households that pay thirty percent or more of their income on housing costs are considered cost-burdened.

According to the 2011-2015 ACS Census data, cost-burdened households in Milwaukee County Urban County communities are as follows:

Cudahy city, Wisconsin accounted for 31.2 percent of owners with a mortgage, 9.2 percent of owners without a mortgage, and 43.6 percent of renters.

Franklin city, Wisconsin accounted for 24.1 percent of owners with a mortgage, 13.4 percent of owners without a mortgage, and 48.9 percent of renters.

Greenfield city, Wisconsin accounted for 29.8 percent of owners with a mortgage, 15.6 percent of owners without a mortgage, and 38.9 percent of renters.

Oak Creek city, Wisconsin accounted for 23.2 percent of owners with a mortgage, 19.0 percent of owners without a mortgage, and 34.8 percent of renters.

St. Francis city, Wisconsin accounted for 29.1 percent of owners with a mortgage, 26.0 percent of owners without a mortgage, and 57.0 percent of renters.

Bayside village, Wisconsin accounted for 28.4 percent of owners with a mortgage, 30.4 percent of owners without a mortgage, and 58.4 percent of renters.

Brown Deer village, Wisconsin accounted for 26.7 percent of owners with a mortgage, 8.7 percent of owners without a mortgage, and 53.1 percent of renters.

Greendale village, Wisconsin accounted for 26.2 percent of owners with a mortgage, 16.3 percent of owners without a mortgage, and 40.9 percent of renters.

Greendale village, Wisconsin accounted for 26.2 percent of owners with a mortgage, 16.3 percent of owners without a mortgage, and 40.9 percent of renters.

Hales Corners village, Wisconsin accounted for 22.9 percent of owners with a mortgage, 19.5 percent of owners without a mortgage, and 33.0 percent of renters.

Shorewood village, Wisconsin accounted for 26.5 percent of owners with a mortgage, 16.3 percent of owners without a mortgage, and 39.4 percent of renters.

South Milwaukee city, Wisconsin accounted for 27.9 percent of owners with a mortgage, 17.6 percent of owners without a mortgage, and 46.5 percent of renters.

West Milwaukee village, Wisconsin accounted for 39.1 percent of owners with a mortgage, 49.5 percent of owners without a mortgage, and 45.8 percent of renters.

Whitefish Bay village, Wisconsin accounted for 23.5 percent of owners with a mortgage, 21.6 percent of owners without a mortgage, and 35.6 percent of renters.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Using the entire jurisdiction as a reference point, concentration is defined as the presence of a certain group 10 percentage points greater than the jurisdiction.

What are the characteristics of the market in these areas/neighborhoods?

Brown Deer has a good housing stock that is relatively new. West Milwaukee has an older housing stock with more challenges.

Are there any community assets in these areas/neighborhoods?

Both Brown Deer and West Milwaukee have a good business base and job opportunities.

Are there other strategic opportunities in any of these areas?

Both areas have good public schools.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

See the attached Table with 2013-2017 ACS Census data on Computer Usage for each member of the Milwaukee County Urban County.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

In the metro-Milwaukee/Milwaukee County area there are 14 home internet options and 40 business internet options. 99.9% of homes within this area have access to fixed-line service. Competition is more competitive than average US cities. Most residents have two to three options for wired internet service at their homes.

See the attached Table with 2013-2017 ACS Census data on Computer Usage for each member of the Milwaukee County Urban County.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The following information was taken from the Milwaukee County Office of Emergency Management Hazard Mitigation Plan 2016-2017. A copy of the Plan is provided as an attachment to the Consolidated Plan.

The Milwaukee County Office of Emergency Management develops and annually updates a list of all hazards that have occurred or could occur within the county. This listing includes the definition, frequency of occurrence and actions to mitigate the hazard. In general, the threat of most hazards is consistent throughout the county. The only hazard where there were differences identified within the county was for flooding and for that hazard, specific locations are identified. The ratings for each of these hazards come from an in-depth survey done by expert medical and emergency management professionals who are a part of the Healthcare Emergency Readiness Coalition (HERC), Region 7. These ratings were then averaged out with ratings given by municipal and Milwaukee County emergency management professionals. The result is the hazard summary (provided on page 70 of the Hazard Mitigation Plan) as well as the hazard assessments in each municipal section, with changes made by steering committee members to better fit their community. The only hazards receiving an overall High Rating in Milwaukee County were flooding and dam failure, including flash flooding and riverine flooding.

Floods are a part of the earth's natural hydrologic cycle. The cycle circulates water throughout the environment, maintaining an overall balance between the water in the air, on the surface, and in the ground. Sometimes the hydrologic cycle gets out of balance, sending more water to an area than it can normally handle – inundating a floodplain. There are different types of floodplains and they are based on the type of flooding that forms them. During the 20th century, floods were the number one natural disaster in the United States in terms of the number of lives loss and property damage. Development has exacerbated this situation by creating impermeable surfaces that were once permeable - increasing the amount of storm water runoff while also decreasing the floodplain area.

A warmer atmosphere holds more water vapor and, therefore, can result in heavier and more long-lasting rainfall events. The expected global pattern is for arid areas to get drier and moist areas to get wetter. Where precipitation is enhanced, strong storms are expected to get stronger with the result that rainfall events with a given recurrence frequency, e.g. the 25-year storm, will happen more often. Detecting the influence of changing climate on flooding trends requires isolating the effects of increased rainfall intensity and frequency from the other factors that influence the areal extent and depth of

floods, including land use, changes to drainage infrastructure, and changes in the extent of impervious surfaces.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The following information was taken from the Milwaukee County Office of Emergency Management Hazard Mitigation Plan 2016-2017. A copy of the Plan is provided as an attachment to the Consolidated Plan.

The Milwaukee County Hazard Mitigation Plan is a multi-jurisdictional plan that encompasses all incorporated and unincorporated jurisdictions within the County. All participating jurisdictions in Milwaukee County, including the sixteen Community Development Block Grant (CDBG) Urban County member communities and the two HOME Consortium members, were actively involved in the planning process.

According to the Hazard Mitigation Plan (Pages 90-92), Wisconsin has experienced several major floods during the last two decades and Milwaukee County has been included in more than 7 Presidential Disaster Declaration requests for flooding. A careful review of the geography and history of flooding in Milwaukee County leads to the conclusion that there is a very high probability of flooding in the future and a very high probability of damage and losses due to flooding. This flooding could occur due to urban stream flooding, flash flooding or, less likely, due to a dam failure.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Milwaukee County covers 242 square miles of land in southeastern Wisconsin and comprises 19 municipalities, including the City of Milwaukee. Milwaukee County is Wisconsin's largest county by population and is the 44th largest county in the United States. As an "Urban Entitlement" county under the CDBG program, funds are to be directed to the low-income residents of Milwaukee County's 16 municipalities that are part of the Urban County (the cities of Milwaukee, West Allis and Wauwatosa are entitlement communities under the CDBG program). Milwaukee County seat is the City of Milwaukee.

Milwaukee County's priority needs are increase the supply of standard affordable housing, provide access to services for selected populations (low- and moderate-low income, elderly, disabled), improve and develop infrastructure, develop a better economy and increase employment opportunities, effectively administer the CDBG and HOME programs. All of these priorities have a high level of need, but

Milwaukee County is committed to improving housing and infrastructure, providing services to low-income persons, and creating jobs.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Milwaukee County HOME Consortium
	Area Type:	Participating Jurisdiction
	Other Target Area Description:	Participating Jurisdiction
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The jurisdictions of Milwaukee County, City of West Allis and City of Wauwatosa
	Include specific housing and commercial characteristics of this target area.	See
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Milwaukee County Urban County
	Area Type:	CDBG
	Other Target Area Description:	CDBG
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	

	<p>Identify the neighborhood boundaries for this target area.</p>	<p>The following communities participate in the Milwaukee Urban County CDBG programs.</p> <ul style="list-style-type: none"> • Village of Bayside • Village of Brown Deer • City of Cudahy • Village of Fox Point • City of Franklin • City of Glendale • Village of Greendale • City of Greenfield • Village of Hales Corners • City of Oak Creek • Village of Shorewood • City of South Milwaukee • City of St. Francis • Village of West Milwaukee • Village of Whitefish Bay
	<p>Include specific housing and commercial characteristics of this target area.</p>	<p>See</p>
	<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>Surveys and focus groups provided an opportunity for input into the Consolidated Plan process to all participating communities.</p>
	<p>Identify the needs in this target area.</p>	
	<p>What are the opportunities for improvement in this target area?</p>	
	<p>Are there barriers to improvement in this target area?</p>	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Milwaukee County covers 242 square miles of land in southeastern Wisconsin and comprises 19 municipalities, including the City of Milwaukee. Milwaukee County is Wisconsin's largest county by population and is the 44th largest county in the United States. As an "Urban Entitlement" county under the CDBG program, funds are to be directed to the low-income residents of Milwaukee County's 16 municipalities that are part of the Urban County (the cities of Milwaukee, West Allis and Wauwatosa are entitlement communities under the CDBG program). Milwaukee County seat is the City of Milwaukee.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	CDBG Participating Jurisdiction
	Associated Goals	Increase supply of standard affordable housing
	Description	Maintain and improve the existing supply of rental and homeowner housing. Increase the supply of affordable housing for rental and homeowners.

	Basis for Relative Priority	Based on the data, extremely low income and low income households lack adequate and affordable housing, specifically owner housing. Notably, lower income families and elderly households are at a disadvantage and lack adequate units. According to the data, rental housing with three or more bedrooms is needed and affordable senior housing is needed.
2	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	CDBG
	Associated Goals	Provide access to services to selected populations

3	Description	Provide health and recreational services to elderly, disadvantaged; Provide recreational/educational opportunities for youth; Assist with crime awareness/drug abuse programs; Provide support services for LMI persons seeking self-sufficiency, jobs, housing counseling.
	Basis for Relative Priority	Results of survey, focus group and awareness of community needs through working with local agencies and non-profit organizations.
	Priority Need Name	Public Infrastructure/Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	CDBG

	Associated Goals	Improve/develop infrastructure
	Description	Rehabilitation/construction of facilities for LMI services; Provide infrastructure to meet LMI needs, remove blight, improve parks.
	Basis for Relative Priority	Results of survey, focus group and awareness of community needs through working with local agencies and non-profit organizations.
4	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	CDBG
	Associated Goals	Develop economy and employment
	Description	Provide technical assistance to persons starting a business; Provide financial assistance to businesses to create jobs; Assist for-profit businesses to create jobs.
	Basis for Relative Priority	Milwaukee County has struggled with unemployment and underemployment over recent years. Job creation is need to alleviate this problem.
5	Priority Need Name	Administration and Planning
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	CDBG Participating Jurisdiction
	Associated Goals	Effective Administration/Planning of CDBG Program Effective Administration/Planning of HOME Program
	Description	Provide effective Administration/Planning of CDBG and HOME programs.
	Basis for Relative Priority	As the lead agency for the Urban County and the HOME Consortium, it is the responsibility of Milwaukee County to administer efficient, effective and compliant CDBG and HOME programs.

Narrative (Optional)

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Source of income is not a protected class in Milwaukee County and it can be a challenge for clients to use assistance in the Urban County jurisdiction.
TBRA for Non-Homeless Special Needs	Rents in the suburban communities can sometimes exceed the fair market rent and payment standards, making it a challenge for tenants to use assistance in the suburbs.
New Unit Production	Though values have fallen, access to credit has tightened and it still difficult for renters to transition to homeownership. Housing Cost Burden continues to be a problem for homeowners at all income levels in the communities of Greenfield, Franklin, and Oakcreek and on renters in Cudahy, Greenfield, and South Milwaukee.
Rehabilitation	<p>Decreasing home values and tight credit markets makes it difficult for owners to rehabilitate existing housing units.</p> <p>According to the 2011-2015 CHAS data, the most common housing problem for more than 50% of households with one or more housing problems, including both renters and owners, is housing cost burden making it difficult for them to afford repairs, especially emergency repairs, without some assistance.</p>
Acquisition, including preservation	Though housing prices have dropped since the foreclosure crisis, it is still difficult for first-time buyers to obtain financing for homes.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Milwaukee County anticipates receiving the following CDBG and HOME resources over the next 5-Year 2020-2024 Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,686,898	84,508	0	1,771,406	6,747,592	Prior Year CDBG uncommitted funds for 2018 (\$370,000) and 2019 (\$405,700) were intended for housing activities. However, due to the lateness of the funds availability and the increasing difficulty in finding contractors to do the rehab work, the County has been unable to expend these funds. If the opportunities for additional units increase, we will amend the amount of funds available during 2020. In addition, \$992,237 of COVID-19 CDBG funds were added in an amendment to the 2019 Annual Plan. These funds will be spent in 2020.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,232,707	807,540	962,393	3,002,640	4,930,828	

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Milwaukee County is fortunate that the 18 municipalities participating in the HOME program are generous in the use of Tax Incremental Financing (TIF) to make HOME rental projects possible. Often, communities put more TIF into these projects than HOME funds used.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There is an initiative for Milwaukee County to work with Housing and Municipal partners in transforming tax foreclosure properties into decent affordable housing. Each year there will be a new list of these properties to work with.

Discussion

Milwaukee County Housing will continue to strengthen partnerships with other County departments and municipalities to leverage funds. Prior Year CDBG uncommitted funds for 2018 (\$370,000) and 2019 (\$405,700) were intended for housing activities. However, due to the lateness of the funds availability and an increasing difficulty in finding contractors to do the rehab work, the County has been unable to expend these funds. If the opportunities increase during the 2020 program year, we will amend the amount of funds available during 2020. In addition, \$992,237 of COVID-19 CDBG funds were added to the 2019 Annual Plan, but will be spent in 2020.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MILWAUKEE COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Milwaukee County Continuum of Care	Continuum of care	Homelessness	Other

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Various parts of the homeless system experience different rates of utilization. Beds for individuals in permanent supportive housing experience the highest rate of utilization at 97%, the lowest rate of utilization is for beds serving families in transitional housing at 80%

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	
Rental Assistance	X	X	X
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X

Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Milwaukee County Housing has staff dedicated to assisting homeless persons and special needs populations using various funding sources. CDBG will be used for mental health services and employment services for special needs population.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Some of the strengths of the Milwaukee COC system include: The system overall offers a range of emergency, transitional, and permanent housing as well as strong prevention services. The system continues to serve about 780 new individuals and children each quarter. The system overall offers a range of emergency, transitional, and permanent housing as well as strong prevention services. The system continues to serve about 800 new individuals and children each quarter. The 2020 Point in Time count of unsheltered has slightly increased from 82 households without children in 2013 to 87 households in 2020. The PIT count of unsheltered has decreased from 5 households (with at least one child) in 2013 to 0 households (with at least one child) in 2020.

Some of the current weaknesses or gaps in the shelter system include the following:

1. Agencies continue to experience a shortage of funds and other resources to meet current needs and successfully help households move into better quality of life situations and into permanent housing.
2. The highest demand relative to capacity (utilization rate) is for individuals in permanent supportive housing. This suggests a subsector of the system that needs additional beds and services, or a more effective effort to work with those residents to move them more quickly into non-supported permanent

housing.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Milwaukee County, the City of West Allis, and the City of Wauwatosa will continue to participate in the CoC working toward improving service delivery.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase supply of standard affordable housing	2020	2024	Affordable Housing	Milwaukee County Urban County Milwaukee County HOME Consortium	Housing	CDBG: \$819,995 HOME: \$2,827,004	Rental units constructed: 11 Household Housing Unit Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 27000 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Provide access to services to selected populations	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Milwaukee County Urban County	Public Services	CDBG: \$240,510	Public service activities other than Low/Moderate Income Housing Benefit: 27000 Persons Assisted Homeless Person Overnight Shelter: 65 Persons Assisted
3	Improve/develop infrastructure	2020	2024	Non-Housing Community Development	Milwaukee County Urban County	Public Infrastructure/Facilities	CDBG: \$217,646	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25750 Persons Assisted
4	Develop economy and employment	2020	2024	Non-Housing Community Development	Milwaukee County Urban County	Economic Development	CDBG: \$172,573	Jobs created/retained: 18 Jobs Businesses assisted: 15 Businesses Assisted
5	Effective Administration/Planning of CDBG Program	2020	2024	Administration	Milwaukee County Urban County	Administration and Planning	CDBG: \$320,682	Other: 1 Other
6	Effective Administration/Planning of HOME Program	2020	2024	Administration	Milwaukee County HOME Consortium	Administration and Planning	HOME: \$175,636	Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Increase supply of standard affordable housing
	Goal Description	Provide rental assistance; provide new rental units; Rehab affordable rental units; rehab owner-occupied housing; Provide accessible housing for physically disabled; promote ownership, including for those with disabilities.
2	Goal Name	Provide access to services to selected populations
	Goal Description	Provide health and recreational services to elderly, disadvantaged; Provide recreation/education opportunities for youth; Assist crime awareness/drug abuse programs; Provide support services for LMI persons seeking self-sufficiency, jobs, housing counseling.
3	Goal Name	Improve/develop infrastructure
	Goal Description	Rehab/construct facilities for LMI services; Provide infrastructure to meet LMI needs, remove blight, improve parks
4	Goal Name	Develop economy and employment
	Goal Description	Provide technical assistance to persons starting a business; Provide financial assistance to businesses to create jobs; Assist businesses to create jobs.
5	Goal Name	Effective Administration/Planning of CDBG Program
	Goal Description	Provide effective administration/planning of CDBG program.
6	Goal Name	Effective Administration/Planning of HOME Program
	Goal Description	Provide effective administration and planning of the HOME program

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Extremely low - 8

Low income - 24

Moderate - 2

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Project-based voucher have been used for accessible housing and any future use of project-based vouchers will be focused on accessible units.

Activities to Increase Resident Involvements

Annual Resident Advisory Board meetings are held and Milwaukee County seeks input of program participants. South Milwaukee continues to require that residents excluding those with disabilities and the elderly provide eight hours of community service per month. Milwaukee County developed a homeownership program which includes all Section 8 voucher holders in Wauwatosa and West Allis. Milwaukee County will continue to work with South Milwaukee regarding their encouragement of public housing residents in becoming involved in the management of their public housing location.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

Milwaukee County as an Urban County and a HOME Consortium has the challenge of working with 18 municipalities to create affordable housing. There is a stigma that comes with affordable housing that can cause issues at the local level. Milwaukee County continues to work with municipalities on affirmatively furthering fair housing, but it is hard to reach the decision makers in the 18 communities. An affordable housing project can easily be denied at the local plan commission level, yet it is hard to reach the plan commission members in 18 jurisdictions to get these volunteers to understand what it means to affirmatively further fair housing. Milwaukee County will continue fair housing outreach and education efforts. Staff will also make a greater effort to attend local meetings and support affordable housing projects. With the negative connotation that comes with low-income or affordable housing, there needs to be a greater effort to brand this housing as workforce housing or another more positive term.

Local zoning ordinances also can post a problem for the creation of affordable housing. Milwaukee County has no input into local zoning policy. Developers struggle to find locations that allow multi-family housing without the need for re-zoning or a conditional use permit. Milwaukee County can only continue to educate the leaders of communities and encourage inclusive zoning.

Milwaukee County, as a participant in the Regional Affirmatively Furthering Fair Housing study, is awaiting the results of that survey to allow for the completion of the new AFFH Plan for the region.Â Â

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Milwaukee County will continue to work with its 18 municipal partners to affirmatively further fair housing through outreach, education, and enforcement.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Milwaukee County will continue to fund agencies to provide homeless outreach services and provide shelter services. Through its goal of creating additional supportive housing units, Milwaukee County will be able to reduce homelessness and provide necessary on-site supportive services to ensure that individuals can maintain permanent housing and not return to homelessness.

Addressing the emergency and transitional housing needs of homeless persons

Milwaukee County will continue to fund local emergency shelters and transitional housing programs. The County will continue to be an active participant in the Milwaukee Continuum of Care and will take recommendations from the Shelter Task Force on future funding opportunities.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Through its collaboration with the Milwaukee Continuum of Care, Milwaukee County will participate in the Coordinated Entry system that is being planned as an access point to receiving housing and services for homeless individuals and families. Coordinated Entry will assist in a reduction in the amount of time that homeless individuals and families experience homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Milwaukee County will prioritize funding for staff to assist individuals in finding permanent housing when they are released from an institution. The County will also continue to coordinate services with all Milwaukee Continuum of Care agencies to ensure there are no gaps in housing or services.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Milwaukee County is working to reduce potential lead-based paint hazards. The Consolidated Plan outlines a 5 year strategy to reduce lead-based paint hazards, which includes the following steps:

- Continue to educate program participants on lead-paint hazards and provide each client “Protect Your Family from Lead in Your Home” or “Renovate Right”.
- Continue to have program staff licensed by the State of Wisconsin as Lead Risk Assessors.
- Provide home rehabilitation clients with lead risk assessments (except for emergency repairs and architectural barrier removal).
- Provide grants to rehabilitation loan clients to address lead-paint hazards.
- Require any contractor disturbing a painted surface be licensed with the State of Wisconsin as a Lead-Safe renovator and when necessary as a Lead Abatement Contractor.

How are the actions listed above related to the extent of lead poisoning and hazards?

The supply of lead-safe housing will be increased.

How are the actions listed above integrated into housing policies and procedures?

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Milwaukee County Consolidated Plan identifies two strategies for reducing the number of families with incomes below the poverty level. Job Creation for Low Income Persons: Fund activities that support job creation; Fund activities that develop the workforce and connect people to jobs; Enforce regulations requiring the participation of low income persons on CDBG funding activities. Delivery of Public Service Programs: Milwaukee County will continue to provide a broad array of public services not only through its funding of CDBG activities, but allow through its provision of support services for low income people, the elderly, and people with disabilities.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Regionally the Southeast Wisconsin Regional Plan Commission has a Year 2035 Regional Housing Plan that Milwaukee County participates in and attempts to coordinate poverty reducing goals, programs, and policies with affordable housing.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

All Community Development Block Grant (CDBG) and HOME sub-recipients sign binding contracts that enumerate program requirements. The Housing Division will monitor its grant recipients for compliance with specific program requirements, including applicable federal requirements, such as handicapped accessibility, fair housing, lead-based paint, and Davis-Bacon. In addition, the Housing Division will monitor in the areas of general management, financial management, eligibility determinations, nondiscrimination, program outreach, timely reporting, coordination with other programs, and inspection of completed units. Staff will utilize HUD published monitoring exhibits to conduct on-site monitoring visits. Sub-recipients will be monitored based on a risk analysis taking into account the following.

- Experience, new sub-recipients will be monitored.
- Amount, the larger the award the more likely the sub-recipient will be monitored.
- Past performance, sub-recipients with past findings will more likely be monitored.
- Audit, sub-recipients with audits showing findings or concerns will more likely be monitored.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Milwaukee County anticipates receiving the following CDBG and HOME resources over the next 5-Year 2020-2024 Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,686,898	84,508	0	1,771,406	6,747,592	Prior Year CDBG uncommitted funds for 2018 (\$370,000) and 2019 (\$405,700) were intended for housing activities. However, due to the lateness of the funds availability and the increasing difficulty in finding contractors to do the rehab work, the County has been unable to expend these funds. If the opportunities for additional units increase, we will amend the amount of funds available during 2020. In addition, \$992,237 of COVID-19 CDBG funds were added in an amendment to the 2019 Annual Plan. These funds will be spent in 2020.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,232,707	807,540	962,393	3,002,640	4,930,828	

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Milwaukee County is fortunate that the 18 municipalities participating in the HOME program are generous in the use of Tax Incremental Financing (TIF) to make HOME rental projects possible. Often, communities put more TIF into these projects than HOME funds used.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There is an initiative for Milwaukee County to work with Housing and Municipal partners in transforming tax foreclosure properties into decent affordable housing. Each year there will be a new list of these properties to work with.

Discussion

Milwaukee County Housing will continue to strengthen partnerships with other County departments and municipalities to leverage funds. Prior Year CDBG uncommitted funds for 2018 (\$370,000) and 2019 (\$405,700) were intended for housing activities. However, due to the lateness of the funds availability and an increasing difficulty in finding contractors to do the rehab work, the County has been unable to expend these funds. If the opportunities increase during the 2020 program year, we will amend the amount of funds available during 2020. In addition, \$992,237 of COVID-19 CDBG funds were added to the 2019 Annual Plan, but will be spent in 2020.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase supply of standard affordable housing	2020	2024	Affordable Housing	Milwaukee County Urban County Milwaukee County HOME Consortium	Housing	CDBG: \$819,695 HOME: \$3,651,754	
2	Provide access to services to selected populations	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Milwaukee County Urban County	Public Services	CDBG: \$240,510	
3	Improve/develop infrastructure	2020	2024	Non-Housing Community Development	Milwaukee County Urban County	Public Infrastructure/Facilities	CDBG: \$217,646	
4	Develop economy and employment	2020	2024	Non-Housing Community Development	Milwaukee County Urban County	Economic Development	CDBG: \$172,573	
5	Effective Administration/Planning of CDBG Program	2020	2024	Administration	Milwaukee County Urban County	Administration and Planning	CDBG: \$320,682	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Effective Administration/Planning of HOME Program	2020	2024	Administration	Milwaukee County HOME Consortium	Administration and Planning	HOME: \$170,590	

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Increase supply of standard affordable housing
	Goal Description	
2	Goal Name	Provide access to services to selected populations
	Goal Description	
3	Goal Name	Improve/develop infrastructure
	Goal Description	
4	Goal Name	Develop economy and employment
	Goal Description	
5	Goal Name	Effective Administration/Planning of CDBG Program
	Goal Description	
6	Goal Name	Effective Administration/Planning of HOME Program
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Milwaukee County 2020 Annual Action Plan (Action Plan) is the First Annual Action Plan of the Milwaukee County Consolidated Plan (2020-2024). The Consolidated Plan describes strategies that address the need for affordable housing, supportive housing for special needs populations, homeless shelters and prevention, economic development, infrastructure improvements, and public services in the Milwaukee County jurisdiction. This Action Plan presents programs, activities, and resources for Program Year 2020 (January 1, 2020 to December 31, 2020) that addresses the needs and objectives identified in the five-year Consolidated Plan.

#	Project Name
1	CDBG/Public Services/Suburban
2	CDBG/Public Services/County-wide
3	CDBG/Public Facilities/Suburban
4	CDBG/Public Facilities/Milw Co
5	CDBG/Economic Development
6	CDBG/Administration
7	CDBG/Housing/Owner Rehab
8	CDBG/Housing/Rental Rehab
9	HOME/DPA/Milw Co
10	HOME/Rental Development/Milw Co
11	HOME/Owner/Milw Co
12	HOME/TBRA/Milw Co
13	HOME/Rental/West Allis
14	HOME/Owner/West Allis
15	HOME/Admin/Milw Co
16	HOME/Admin/West Allis
17	HOME/CHDO 2020

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities were the result of a great amount of consultation with communities as part of the consolidated plan process. Although housing values have increased slightly, foreclosures, tight credit markets, unemployment and the scarcity of available resources continue to be obstacles for LMI populations within Milwaukee County. An obstacle to addressing homeless needs is that most services and facilities are located in the City of Milwaukee, which falls outside the jurisdiction of the Urban County and HOME Consortium. Also, HUD rules preclude us from helping a homeless population that is not addressed, the multiple families living in one household and those living in transitional housing. Milwaukee County continues the long tradition of allocating 40% of funds to municipal

projects for Urban County member communities.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG/Public Services/Suburban
	Target Area	Milwaukee County Urban County
	Goals Supported	Provide access to services to selected populations
	Needs Addressed	Public Services
	Funding	CDBG: \$117,055
	Description	Public Services located within and serving beneficiaries of Suburban member communities of the Urban County
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Member communities of the CDBG Urban County
	Planned Activities	<ul style="list-style-type: none"> • Bayside - Senior Center • Brown Deer - Senior Club • Fox Point - Senior Club • Franklin - Senior Health Education • Greendale - Adult Programs • Greenfield - Senior Services • Various - Eras Senior Network
2	Project Name	CDBG/Public Services/County-wide
	Target Area	Milwaukee County Urban County
	Goals Supported	Provide access to services to selected populations
	Needs Addressed	Public Services
	Funding	CDBG: \$123,455
	Description	Public Services provided on a Milwaukee County-wide basis
	Target Date	12/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	County-wide within Urban County
	Planned Activities	<ul style="list-style-type: none"> • Impact Coordinated Entry • Legal Action - Eviction Defense • Milwaukee County Suburban Homeless Outreach • Jewish Family Services • Salvation Army Emergency Support Services/Homeless
3	Project Name	CDBG/Public Facilities/Suburban
	Target Area	Milwaukee County Urban County
	Goals Supported	Improve/develop infrastructure
	Needs Addressed	Public Infrastructure/Facilities
	Funding	CDBG: \$204,905
	Description	Public facility improvements located within suburban member communities of Milwaukee Urban County to meet needs of LMI persons, remove blight, improve parks in LMI-eligible areas.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Eligible LMI-area within suburban member communities in the CDBG Urban County
	Planned Activities	<ul style="list-style-type: none"> • Brown Deer - Sidewalk connections • Greendale - Accessible curb ramps • Greenfield - Playground improvements • South Milwaukee - Will-o-way • West Milwaukee - Fire House improvements

4	Project Name	CDBG/Public Facilities/Milw Co
	Target Area	Milwaukee County Urban County
	Goals Supported	Improve/develop infrastructure
	Needs Addressed	Public Infrastructure/Facilities
	Funding	CDBG: \$12,741
	Description	Public Facility Improvements to serve general LMI population within Milwaukee Urban County area
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Public facilities within general Milwaukee County Urban County
	Planned Activities	<ul style="list-style-type: none"> Hunger Task Force Facilities
5	Project Name	CDBG/Economic Development
	Target Area	Milwaukee County Urban County
	Goals Supported	Develop economy and employment
	Needs Addressed	Economic Development
	Funding	CDBG: \$172,573
	Description	Fund activities that create and/or retain jobs for low-income persons. Provide technical assistance to micro-businesses.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	<ul style="list-style-type: none"> WWBIC - microbusiness assistance Grand Avenue Club - employment
6	Project Name	CDBG/Administration
	Target Area	Milwaukee County Urban County

	Goals Supported	Effective Administration/Planning of CDBG Program
	Needs Addressed	Administration and Planning
	Funding	CDBG: \$320,682
	Description	Effective administration of the CDBG program for the Milwaukee County Urban County
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	Project Name	CDBG/Housing/Owner Rehab
	Target Area	Milwaukee County Urban County
	Goals Supported	Increase supply of standard affordable housing
	Needs Addressed	Housing
	Funding	CDBG: \$819,995
	Description	Increase/maintain the supply of standard affordable housing for low-moderate income homeowners. Payment of staff for code enforcement activities in LMI areas of . Prior year funds will be allocated to 2020 activities.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	<ul style="list-style-type: none"> • Milwaukee County Home Repair • Cudahy Home Repair • Franklin Home Repair • South Milwaukee Emergency Home Repair • St. Francis Home Repair • Cudahy Code Compliance • South Milwaukee Code Compliance • St. Francis Code Compliance
8	Project Name	CDBG/Housing/Rental Rehab
	Target Area	Milwaukee County Urban County
	Goals Supported	Increase supply of standard affordable housing
	Needs Addressed	Housing
	Funding	:
	Description	Increase/maintain the supply of standard affordable rental housing for LMI households within Milwaukee Urban County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
9	Project Name	HOME/DPA/Milw Co
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase supply of standard affordable housing
	Needs Addressed	Housing
	Funding	:
	Description	Acquisition assistance to LMI households for purchase of foreclosed, rehab, resell properties

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
10	Project Name	HOME/Rental Development/Milw Co
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase supply of standard affordable housing
	Needs Addressed	Housing
	Funding	HOME: \$1,404,678
	Description	Provide new rental units for LMI households. Prior year funds applied to this project:
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Wauwatosa
	Planned Activities	Rental housing development
11	Project Name	HOME/Owner/Milw Co
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase supply of standard affordable housing
	Needs Addressed	Housing
	Funding	HOME: \$480,000
	Description	Increase/maintain the supply of standard affordable housing through the rehab of LMI owner-occupied units and/or acquire, rehab and sell to LMI households.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	<ul style="list-style-type: none"> • Milwaukee County Home Repair loans • Homeownership Rehab Acquisition
12	Project Name	HOME/TBRA/Milw Co
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase supply of standard affordable housing
	Needs Addressed	Housing
	Funding	HOME: \$225,000
	Description	Provide security deposit assistance under Milwaukee County TBRA and rapid rehousing program. Prior year funds added:
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Milwaukee County TBRA and Rapid Rehousing
13	Project Name	HOME/Rental/West Allis
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase supply of standard affordable housing
	Needs Addressed	Housing
	Funding	HOME: \$275,870
	Description	Rehab/Development of rental housing units for HOME eligible LMI households in the City of West Allis. Prior year funds applied:
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City of West Allis
	Planned Activities	
14	Project Name	HOME/Owner/West Allis
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase supply of standard affordable housing
	Needs Addressed	Housing
	Funding	HOME: \$270,875
	Description	Rehab/Development of owner-occupied housing for HOME-eligible LMI households within the City of West Allis and downpayment assistance for LMI homebuyers.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City of West Allis
	Planned Activities	
15	Project Name	HOME/Admin/Milw Co
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase supply of standard affordable housing
	Needs Addressed	
	Funding	HOME: \$170,590
	Description	Effective administration of the HOME program for Milwaukee County Consortium.
	Target Date	12/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
16	Project Name	HOME/Admin/West Allis
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase supply of standard affordable housing
	Needs Addressed	Housing
	Funding	:
	Description	Effective administration of the HOME program for the City of West Allis for the Milwaukee County Consortium
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City of West Allis
	Planned Activities	
17	Project Name	HOME/CHDO 2020
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase supply of standard affordable housing
	Needs Addressed	Housing
	Funding	HOME: \$175,636
	Description	Acquisition, rehab, resale of housing units by the Wisconsin Housing Development Partnership
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Housing acquisition/rehab/sell

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

For 2020 (CDBG) many applications for funding were made by south shore and southwest communities. The south shore area has the majority of low-to-moderate income census tracts. Areas in Shorewood, Glendale, and Brown Deer also have qualified areas and projects. For HOME, the City of West Allis has generated program income that requires increased spending in West Allis.

Geographic Distribution

Target Area	Percentage of Funds
Milwaukee County Urban County	100
Milwaukee County HOME Consortium	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

To determine the amount of CDBG funding for each of the member Urban County communities, Milwaukee County uses the data provided in the Consortia formula issued by HUD that takes into consideration poverty rate and age of housing stock. The formula used by Milwaukee County is based on number of persons in poverty in each of the member communities. This funding allocation process is referenced in the Governmental Cooperation Agreement that forms the CDBG Urban County. A community will be allocated at least the amount arrived at using the formula, but only if they have an eligible project. All Urban County member communities are required to apply for CDBG funding through the application process and their proposed projects are reviewed using the approved criteria for rating and ranking CDBG-funded activities.

For HOME, Milwaukee County uses the Consortia formula provides by HUD that takes into consideration poverty rate and age of housing stock. A "fair share" formula is referenced in the Governmental Cooperation agreements that form the Urban County. A community will be allocated at least that amount, if they have an eligible project. Communities with less poverty and fewer low-income households do not apply for the formula amount allowing for more funding in areas with higher rates of poverty and low-income households.

Discussion

In 2020, the Cooperation Agreements will be re-negotiated for 2020-2023. Geographic distribution will

be a large part of that discussion.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Milwaukee County and 18 municipal partners will support households through locally funded programs, the Housing Choice Voucher Program, CDBG, HOME, and other HUD sources. Additionally County clients on medicare will be assisted with home modifications funded by the County and State.

One Year Goals for the Number of Households to be Supported	
Homeless	25
Non-Homeless	90
Special-Needs	175
Total	290

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,800
The Production of New Units	11
Rehab of Existing Units	25
Acquisition of Existing Units	0
Total	1,836

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

HOME and CDBG funding is used in conjunction with other funding sources to support households in need.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

There are 3 public housing agencies serving the jurisdiction, Milwaukee County, West Allis, and South Milwaukee. South Milwaukee has 60 units of public housing. Milwaukee County and West Allis have vouchers.

Milwaukee County Housing Authority (MCHA) will continue to pull from the waiting list in 2020 for the Housing Choice Voucher program.

Actions planned during the next year to address the needs to public housing

Milwaukee County Housing Authority (MCHA) will continue to pull from the waiting list in 2019 for the Housing Choice Voucher program.

Preference Criteria: Preferences will establish the order of applicants on the waiting list. Applicants will be positioned on the waiting list based upon the number of preference points for which they are qualified. An admissions preference does not guarantee admission. Every applicant must still meet MCHD admissions screening criteria before being offered a Housing Choice Voucher. Preferences will not have the purpose or effect of delaying or otherwise denying admission to the program based on race, color, ethnic origin, gender, religion, disability, or age of any member of an applicant family. (24 CFR 982.207)

Actions planned for 2020

1. MCHA Section 8 will be pulling applicants from its waiting list in the order of aggregated preferences listed below. MCHA will aggregate preferences. That is, the more preferences a family holds, the higher they will be on the waiting list. A lottery was conducted to place applicants on the waiting list within that preference.

1. Homeless
2. Veterans
3. Disabled Household
4. Milwaukee County Resident

5. Employed

2. MCHA Section 8 will survey its waiting list to place verified category 1 homeless persons on the top of its waiting list.

3. MCHA in accordance with HUD Notice PIH 2013-15 (HA) will be accepting applications from targeted homeless families and for individuals and families transitioning, or moving from Permanent Supportive Housing (PSH) units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

South Milwaukee continues to require that residents excluding those with disabilities and the elderly provide eight hours of community service per month. Milwaukee County developed a homeownership program which includes all Section 8 voucher holders in Wauwatosa and West Allis. Milwaukee County will continue to work with South Milwaukee regarding their encouragement of public housing residents in becoming involved in the management of their public housing location.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

Milwaukee County will pull from the waiting list in 2020 for the Housing Choice Voucher program.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Milwaukee County is very dedicated to serving the homeless and special needs population. In 2020 the Housing Division will continue to expand the Housing First initiative, mostly funded by local tax dollars.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Milwaukee County has developed a plan to end chronic homelessness and are very close to meeting their goals. The initiative focuses on a dramatic expansion of the Housing First concept which states that a homeless individual or households first and primary need is to obtain stable housing. Milwaukee County has set up a separate department to strictly deal with homelessness. It is staffed with a manager, outreach workers, and a statistician who maintains a database of the people that are served. In 2020 chronically homeless individuals will be reached through street outreach, 211, COC partners and received permanent housing.

Milwaukee County's Community Intervention Specialist (CIS) will work to assist the local police departments and other homeless outreach teams to place individuals into housing and attempt to reduce incarcerations and detox visits. The CIS will also make referrals to social services agencies for mental health treatment if necessary. The Housing Division has a one year goal of serving 100 individuals with this position.

Addressing the emergency shelter and transitional housing needs of homeless persons

Milwaukee County will continue to support the Milwaukee Continuum of Care and its focus on creating and maintaining a functioning coordinated entry system. The County created the Pathways To Permanent Housing program and will continue to offer units for homeless individuals and referrals from all participating shelters. The Division's goal is that 70% of program participants are able to transition into permanent housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to

permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Milwaukee County will continue to operate its Safe Haven program that assists homeless persons with temporary housing and services as a means to transition participants into permanent housing. Staff from the Safe Haven program work in partnership with the County's Behavioral Health Division to ensure qualified individuals receive the services they need to transition into permanent housing. The County's My Home Program has been very successful in preventing individuals from returning to homelessness. The program's goal is to have at least 88% of individuals maintain their permanent housing after six months.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Housing Division operates several programs to assist in the prevention of homelessness. Staff assists individuals coming from mental health facilities, jail, House of Correction, and various homeless shelters with a housing plan during discharge planning. In 2020, the Division will begin to assist individuals who are at risk of becoming homeless with short term rental assistance paid for by local tax levy. The Pathways To Permanent Housing program will offer transitional housing options for those being discharged from an institution. The Keys To Independence Program will begin in 2020 and will offer 40 scattered site permanent supportive housing units with services for those who would otherwise be homeless. The goal in 2020 is for those units to be at 100% occupancy.

Discussion

Milwaukee County continues to use several strategies to ensure individuals and families do not become homeless. Milwaukee County continues to dedicate HOME funds for TBRA short term rental assistance with the goal of ensuring families do not become homeless. The Housing Division works directly with the Mental Health Complex, Milwaukee County Jail, Hospital Emergency Rooms and House of Correction to do housing discharge planning to ensure individuals do not become homeless when released from local institutions. The Housing Division has access to short term rental assistance to help with this transition. The Division is also continuing with the development of supportive housing for kids aging out

of foster care using a peer support model.

Milwaukee County ties in case management assistance to prevent individuals and families from ending up homeless after they have received assistance. Case managers assist with mental health, health, financial, AODA, criminal system contact, and other needs that might affect an individual or family dealing with homelessness. Milwaukee County has continued with its Housing First program with the goal to eliminate chronic homelessness. Milwaukee County partners with the City of Milwaukee to invest approximately \$2 million annually to help reach this goal. Our Housing Navigators continue to assist individuals with their housing search, benefits acquisition, and case management referrals. This has dramatically reduced the amount of time that individuals and families remain homeless in our community.

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

Milwaukee County will work with the 15 municipalities participating in CDBG and HOME to affirmatively further fair housing. Fair Housing is a key issue in the Cooperation Agreements that form the Urban County. This a great opportunity to work on fair housing issues and educate local elected officials.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Milwaukee County continues to conduct fair housing training for municipal leaders as well as staff. Milwaukee County funds Metropolitan Milwaukee Fair Housing to assist municipalities and individuals overcome fair housing within Milwaukee County. Milwaukee County offered more assistance in the security deposit program which opened up the program to more individuals. This is to encourage Section 8 clients and others to consider the suburbs as a place to live to increase the number of minoritys in the suburbs.

Many of the 15 municipalities in the Urban County have begun updating their fair housing ordinances to ensure inclusion of all protected classes and compliance with State and Federal regulations. Updating these ordinances brings this issue in front of each local elected body and provides a venue for fair housing education and conversation. These discussions will hopefully lead to local changes that will remove the negative effects of policies that serve as barriers to affordable housing, including zoning ordinances.

Discussion

Milwaukee County had budgeted to revise the impediments assessment in 2020. In light of the changing direction of Fair Housing regulations, the County will be making updates and changes in coordination with the changing requirements.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

It is an exciting time for Milwaukee County Housing Division. Under new leadership, the Division will be increasing services and utilizing partnerships to accomplish more in the area of affordable housing.

Actions planned to address obstacles to meeting underserved needs

Milwaukee County, under its FY 2020 CDBG Program Year, will take the following actions to address obstacles to meeting the underserved needs: Continue to provide funds for housing for owner occupied and renter occupied units. Continue to provide funds for new housing construction of owner occupied and renter occupied housing units that are decent, sound, affordable and accessible. Continue to work on the foreclosed and abandoned housing issues to help strength neighborhoods vitality. Continue to work on the removal of architectural barrier in the County's older housing stock through rehabilitation. Continue to fund rehabilitation program to help bring the older existing housing stock up to code standards. Continue to fund activities that assist business, employment training, and career counseling. Milwaukee County will continue to leverage its financial resources and apply for additional public and private funds.

Actions planned to foster and maintain affordable housing

Milwaukee County Housing will be undertaking several partnerships in 2020 to address the need for affordable housing for several populations including persons with disabilities, special needs populations, and the elderly. Milwaukee County Housing Division will partner with other County Departments, municipal partners, and private developers.

Actions planned to reduce lead-based paint hazards

Milwaukee County is working to reduce potential lead-based paint hazards. The Consolidated plan outlines a 5-year strategy to reduce lead-based paint hazards, which includes the following steps:

- Continue to educate program participants on lead-paint hazards and provide each client "Protect Your Family from Lead in Your Home" or "Renovate Right".
- Continue to have program staff licensed by the State of Wisconsin as Lead Risk Assessors.
- Provide home rehabilitation clients with lead risk assessments (except for emergency repairs and architectural barrier removal).
- Provide grants to rehabilitation loan clients to address lead-paint hazards.
- Require any contractor disturbing a painted surface be licensed with the State of Wisconsin as a

Lead-Safe renovator and when necessary as a Lead Abatement Contractor.

Milwaukee County offers a Home Repair program using both HOME and CDBG funds which requires a lead risk assessment in accordance with both HUD and the State of Wisconsin lead risk assessment requirements. Each client is given a grant up to \$12,000 to address lead issues found in the risk assessment. Milwaukee County currently employs four Wisconsin certified lead risk assessors. We also offer interest free loans to low income homeowners who need assistance in getting their homes up to municipal codes.

Actions planned to reduce the number of poverty-level families

The Milwaukee County Consolidated Plan identifies two strategies for reducing the number of families with incomes below the poverty level. Following is a summary of each strategy and the actions to address the strategy.

Strategy1 : Job Creation for Low Income Persons

Action 1: Fund activities that support micro-enterprise development. Small business development accounts for 80% of new job growth in the United States. Supporting the development of locally owned small businesses provides opportunities for Low Income Persons to increase their income and wealth, either through ownership or as an employee.

Action 2: Fund Activities that develop the workforce and connect people to jobs. The jobs market is constantly changing and job seekers need new skills to compete in the marketplace. Milwaukee County funds activities that expand the capacity of Low Income persons to find employment throughout Milwaukee County.

Action 3: Enforce regulations requiring the participation of Low Income persons on CDBG funded activities. Milwaukee County proposes to fund a number of activities that involve construction and other services. Aggressive enforcement of Section 3 regulations will increase the number of low-income people working on these activities.

Strategy 2: Delivery of Social Welfare Programs

Action: Milwaukee County will continue to provide a broad array of social services not only through its funding of CDBG activities but also through its provisions of support services for low income people, the

elderly and people with disabilities.

There are a number of programs that are funded by CDBG that target poverty level families including providing mental health services, assisting persons with mental health issues obtain employment, business technical assistance and job creation, provide elderly meal centers with assistance in helping low income elderly individuals, assist Hunger Task Force in maintaining and harvesting their farm for food pantries, code compliance officers to identify any code compliance issues, assist various communities help their elderly maintain their residence, improve park facilities so that low income individuals have green space to entertain their families, other programs to assist low income individuals and families and assisting municipalities in getting into ADA compliance in various areas within their municipalities.

Actions planned to develop institutional structure

Milwaukee County Housing Division will continue to fine tune the CDBG application process for 2020, striving towards better compliance and efficiency.

It is an exciting time for Milwaukee County Housing Division. The Division has increased services and utilized partnerships to accomplish more in the area of affordable housing. We now have a Department dedicated to assist the homeless population in obtaining services and housing.

Actions planned to enhance coordination between public and private housing and social service agencies

Milwaukee County Housing division will coordinate with County agencies such as Economic Development, Aging, Family Care, and Behavioral Health. Housing will also continue the HOME and Section 8 partnership by continuing the TBRA security deposit program. There will be an increased effort to fund housing rehab activities with CDBG in the suburban communities within the Urban County. HOME program staff will continue to work with non-profits and for-profit developers to increase the supply of affordable housing. CDBG will be used to fund numerous social service agencies and through training events, staff will encourage greater coordination between agencies.

Discussion

Milwaukee County Housing looks forward to new partnerships in 2020 work on housing, lead-paint, and poverty issues.

It is an exciting time for Milwaukee County Housing Division. The Division has increased services and utilized partnerships to accomplish more in the area of affordable housing. We now have a Department dedicated to assist the homeless population in obtaining services and housing.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	84,500
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	84,500

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

Other forms of assistance are considered on a case-by-case basis after an application from a developer has been received and our staff has completed a pro forma analysis of the project to ensure that the additional subsidy is warranted and falls within existing federal guidelines on unduly enriching developers.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The County will use the HOME recapture provision to obtain any available “net proceeds” after the sale in accordance with Section 92.254(a) (5) (ii) (A) (3): “If the proceeds are not sufficient to recapture the full HOME investment (or a reduced amount in accordance with 92.254(a) (5) (ii) (A) (2) of the HOME regulations) plus enable the homeowner to recover the amount of the homeowner’s down payment and any capital improvements made by the owner since purchase, the participating jurisdiction may share the net proceeds.” The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

With each use of HOME funds a mortgage or lien will be recorded along with a restriction to ensure compliance with recapture provisions.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

There are no plans to refinance existing debt secured by multifamily housing.

Milwaukee County and West Allis use slightly different recorded instruments to comply with recapture provisions. Both entities will work together to standardize these documents and ensure compliance.

Appendix - Alternate/Local Data Sources

1	Data Source Name
	2013 Median Sales Price
	List the name of the organization or individual who originated the data set.
	Milwaukee County Housing Division
	Provide a brief summary of the data set.
	Homes sales data for May, June, and July of 2013 for the Milwaukee County HOME Consortia jurisdiction (excludes City of Milwaukee).
	What was the purpose for developing this data set?
	Establish the median sales price, 95% of the median sales price or the after-rehabilitation/purchase price limit for the HOME program.
	Provide the year (and optionally month, or month and day) for when the data was collected.
	2013
	Briefly describe the methodology for the data collection.
	In accordance with the HOME rule, 3-months of data was analyzed to determine the median home sales price for the Milwaukee County HOME Consortia jurisdiction (excludes the City of Milwaukee).
	Describe the total population from which the sample was taken.
	Home sales for May, June, and July of 2013.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
	Sales price.
2	Data Source Name
	2008-2013 Median Home Sales Price
	List the name of the organization or individual who originated the data set.
	Milwaukee County Housing Division

Provide a brief summary of the data set.

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height="20"><td class="xl63" height="20">2012</td><td
class="xl64"> $          134,000</td><td></td><td></td><td></td><td></td></tr><tr
height="20"><td class="xl63" height="20">2013*</td><td
class="xl64"> $          180,000</td><td></td><td></td><td></td><td></td></tr><tr
height="20"><td height="20" colspan="7">*Milwaukee County did an analysis that excluded the
City of Milwaukee.</td></tr></tbody></table>
```

What was the purpose for developing this data set?

The Con Plan did not import the data properly.

Provide the year (and optionally month, or month and day) for when the data was collected.

2013

Briefly describe the methodology for the data collection.

Values were taken from the HUD published median home price data for Milwaukee County. The 2013 data was collected by Milwaukee County.

Describe the total population from which the sample was taken.

2008-2013

	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Home sales price.</p>
3	<p>Data Source Name</p> <p>CHAS Data</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>HUD HQ</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p>
	<p>Briefly describe the methodology for the data collection.</p>
	<p>Describe the total population from which the sample was taken.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
4	<p>Data Source Name</p> <p>Home Sales Data to set 2015 Median Sales Price</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Milwaukee County Economic Development</p>
	<p>Provide a brief summary of the data set.</p> <p>Home sales data for single-family home within the HOME Consortium jurisdiction for July, August, and September of 2014.</p>
	<p>What was the purpose for developing this data set?</p> <p>Determine 95% of the median home sales price and set the limit for value of homes rehabilitated and purchased with HOME.</p>

	Provide the year (and optionally month, or month and day) for when the data was collected.
	2014, July, August, and September
	Briefly describe the methodology for the data collection.
	Used excel to determine the median and took 95% of that number.
	Describe the total population from which the sample was taken.
	All home sales in the HOME jurisdiction.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

West Allis is a member of a HOME Consortium with Milwaukee County and the City of Wauwatosa, and is also a HUD Entitlement Community under the CDBG program. The Five-Year Consolidated Plan (the “Plan”) is a comprehensive document that outlines West Allis’s goals on a five-year vision to assist low-moderate income persons and address the presence of slum and blight conditions within the community. In the past few months, West Allis has worked with community stakeholders to establish a vision for housing, community, and economic development actions.

West Allis’s CDBG funds will be used under the following “project” categories:

1. Administration
2. Public Services
3. Housing Programs
4. Economic Development Activities
5. Public Facilities

West Allis’s intentions for the use of CDBG funds include the following:

1. Redevelop abandoned/underutilized industrial sites
2. Eliminating slum and blighting influences
3. Addressing the needs of low-moderate income neighborhoods

4. Expand Economic Opportunities
5. Decent and Affordable Housing
6. Delivery and provision for providing social services or outreach programs

In an effort to increase public involvement in the development of the 2020-2024 Consolidated Plan, West Allis, Wauwatosa, and Milwaukee County contracted with Community Planning and Development Advisors, LLC (CPDA) to conduct focus groups and an on-line citizen survey for stakeholders, practitioners and possible beneficiaries involved with the CDBG and HOME programs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Goals over the next 5 years:

1. Increase supply of standard affordable housing
 - a. 132 rehabbed units
2. Assure access to services for targeted populations
 - a. Provide health and recreational services to 2,100 elderly, disadvantaged
 - b. Provide recreational/educational opportunities to 900 youth
 - c. Assist crime awareness/drug abuse programs to 1,500 people
3. Improve/develop infrastructure
 - a. Provide 24 infrastructure projects to meet LMI needs, remove blight and/or improve parks
 - b. Provide 4 target area sweeps of code enforcement in target blighted areas
4. Develop economy and employment
 - a. Provide micro-enterprise technical assistance, counseling and educational services to 13 people
 - b. Assist private businesses to create 31 jobs
 - c. Provide façade improvements to 12 businesses
5. Provide strong program planning and administration

3. Evaluation of past performance

Over the past four years, the City of West Allis has designated CDBG Entitlement funding toward our community redevelopment and planning, revitalization, affordable housing, and public service related activities through a competitive application process. Below is a description outlining the use of CDBG funding in the last four (4) years (because we are not completing the 5-year Con Plan, interrupting it to begin a new 5-year Plan).

Allocation of 2016-2019 CDBG Projects:

- 23% - Administration
- 16% - Public Service

- 12% - Housing Rehab
- 32% - Economic Development
- 17% - Public Facilities

The City's unique approach to implementation of CDBG-funded programs involves a competitive process for all potential activities/subrecipients, even those operated under the City government umbrella. Generally, the program has funded between six (6) to eight (8) subrecipients and intergovernmental agencies annually, allowing for each agency to receive a small portion of the total CDBG Entitlement amount for their various community development-related request. Over the four-year time frame, the annual award experienced a gradual increase of funding. Past performance achievements include:

Public service: Over 1,200 seniors were served through senior outreach activities and new initiatives worked to address over 100 domestic violence victims served through the WISH program; over 1,600 families provided services and resources through the Family Resource Center program; provided lead screening and healthy home services to nearly 1,000 LMI people; LMA population of 45,690 people were provided extra crime prevention services through the Community Service Officer, Neighborhood Watch and Gang Prevention programs that would not otherwise be provided if not for CDBG funds.

Housing: Provided housing rehab loans to over 61 LMI single-family and duplex units; managed over 250 Housing Rehab loan portfolios under the 14H HUD matrix code.

Economic Development: 10 façade grants provided, totaling \$475,000 in façade improvements; \$588,000 in economic development loans provided, creating 93 new jobs in West Allis and fostering nearly \$3 million in private investment.

Public Facilities: served the City's LMA population of 45,960 people with street beautification funds in designated LMI areas and with code enforcement funds (over 22,000 inspections made during the 4-year period); made several improvements to several neighborhood parks including Veterans, Roosevelt, Rodgers, and Liberty Heights. Completed a lead abatement project at the West Allis Farmers Market.

4. Summary of citizen participation process and consultation process

The City of West Allis follows HUD's citizen participation guidelines for an Annual Action Plan and Consolidated Plan with the following steps: (1) publication in City's official newspaper, emails to CDBG "solicitation" list, posting in City buildings, and posting on City website seeking public comment and ideas in developing goals and projects for the next year's funding; (2) hold public comment meeting; (3)

publication in City's official newspaper, emails to CDBG "solicitation" list, posting in City buildings, and posting on City website that the City is accepting/soliciting for applications for the next year's funding; (4) public hearing at Block Grant Committee meeting to consider all proposals submitted for the next year's Annual Action Plan; (5) review/approval of Annual Action Plan by Common Council; (6) notice of making the Annual Action Plan available for review and public comment; (7) notice to public of a Finding of No Significant Impact on the Environment.

The City of West Allis Block Grant Committee, consisting of citizen representation from each aldermanic district, fully recommended approval of the **2014 Annual Action Plan** and the **2014-2018 Five-Year Consolidated Plan** to the Common Council. The proposed plans were approved at the Common Council on **September 17, 2013**. To date, no citizen comments have been received and no requests for copies of the plan were received.

In an effort to increase public involvement in the development of the 2020-2024 Consolidated Plan, West Allis, Wauwatosa, and Milwaukee County contracted with Community Planning and Development Advisors, LLC (CPDA) to conduct focus groups and an on-line citizen survey for stakeholders, practitioners and possible beneficiaries involved with the CDBG and HOME programs.

The County E-mailed invitations to 102 individuals and organizations, including the HOME Consortium (West Allis, Wauwatosa), Urban County member communities, CDBG sub-recipients, relevant County staff (e.g. Health, Engineering, Public Works, Fire and Police), and County Supervisors. On December 5, 2019 and January 21, 2019, the consultant (CPDA) facilitated focus groups using a group technique developed to help each participant generate a series of responses to topic questions and the group then clarified and consolidated the ideas. On November 14, 2019 a focus group was held for the City of Wauwatosa and on December 12, 2019 one was held for the City of West Allis.

A Milwaukee County Consolidated Plan Needs survey was conducted online during the months of September, October and November 2019. A press release with the survey link and purpose was sent to the Milwaukee Journal Sentinel and posted on the County's Housing CDBG/HOME webpage and the webpage of participating members in the HOME Consortium and the Urban County.

5. Summary of public comments

The 2020-2024 Community Needs survey asked for any comments or recommendations on the use of CDBG and/or HOME funds for community development in their community over the next five (5) years. All the comments received are available as an attachment to the Plan.

Oral or written comments or complaints made regarding a Plan, amendment to a Plan, or a performance report for activities carried out under a Plan, shall be summarized and attached to the relevant

document for submission to HUD, along with a response to the comment or complaint.

A written complaint from a citizen directed to the Department of Development will receive a written response within 15 working days of receipt of the complaint, whenever practical.

Comments or complaints regarding documents prepared by the City of Wauwatosa or Milwaukee County shall be addressed by these entities.

To date, no citizen comments have been received and no requests for copies of the plan were received for the 2020 Annual Action Plan or the 2020-2024 Con Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments or views were received.

7. Summary

West Allis's CDBG funds will be used under the following "project" categories:

1. Administration
2. Public Services
3. Housing Programs
4. Economic Development Activities
5. Public Facilities

Goals over the next 5 years:

1. Increase supply of standard affordable housing
 - a. 132 rehabbed units
2. Assure access to services for targeted populations
 - a. Provide health and recreational services to 2,100 elderly, disadvantaged
 - b. Provide recreational/educational opportunities to 900 youth
 - c. Assist crime awareness/drug abuse programs to 1,500 people
3. Improve/develop infrastructure
 - a. Provide 24 infrastructure projects to meet LMI needs, remove blight and/or improve parks
 - b. Provide 4 target area sweeps of code enforcement in target blighted areas
4. Develop economy and employment
 - a. Provide micro-enterprise technical assistance, counseling and educational services to 13 people
 - b. Assist private businesses to create 31 jobs
 - c. Provide façade improvements to 12 businesses
5. Provide strong program planning and administration

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	WEST ALLIS	
CDBG Administrator	WEST ALLIS	Department of Development
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 60– Responsible Agencies

Narrative

HOME Administrator - West Allis Department of Development

Consolidated Plan Public Contact Information

City of West Allis
Department of Development
7525 W. Greenfield Ave.
West Allis, WI 53214
414-302-8460

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

In an effort to increase public involvement in the development of the 2020-2024 Consolidated Plan, West Allis, Wauwatosa, and Milwaukee County contracted with Community Planning and Development Advisors, LLC (CPDA) to conduct focus groups and an on-line citizen survey for stakeholders, practitioners and possible beneficiaries involved with the CDBG and HOME programs. For the development of each annual plan, West Allis continues to have public input sessions and comment periods to provide both booth transparency but also opportunity to explore and to discuss new opportunities to invest or to learn of challenges that CDBG can support and invest.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

A list of public and assisted housing providers is available through the City of West Allis Housing Authority both electronically and print format. Staff provides consultation to inquiring individuals on where to apply or to whom to contact. The City works closely with the West Allis Health Department as well as other agencies such as Milwaukee County Department of Aging and Mental Health. West Allis supports programs through the CDBG programs like the Family Resource Center (assist low income families), Senior Center (resource guide) and West Central Interfaith (elderly West Allis residents who need assistance). West Allis also works with the Continuum of Care to address homelessness where mental health is often an element to the issue. The Director of the Department of Development is a co-chair for the CoC.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of West Allis maintains an active seat on the City of Milwaukee/Milwaukee County CoC Executive Board. The City of West Allis Police Department actively participates in the bi-annual Point in Time Count and maintains an ongoing relationship with various Street Outreach, Shelter, Food Pantry's and other social service providers.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Active membership on the City of Milwaukee/Milwaukee County CoC Executive Board. This body is ultimately responsible for reviewing and awarding all CoC funded projects. Additionally, the City of West Allis maintains a seat on the State of WI HMIS Advisory Board. This Board is responsible for setting HMIS standards for all 5 State CoC's.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 61– Agencies, groups, organizations who participated

1	Agency/Group/Organization	West Allis Community Development Block Grant Committee
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of West Allis invited stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan and 2020 Annual Plan. On December 12, 2019 CPDA conducted a focus group for stakeholders and practitioners in West Allis to provide an opportunity for advice and input to the City for the development of the 2014-2018 Consolidated Plan and 2020 Annual Plan. The focus group was held in the West Allis City Hall, 7525 W Greenfield Ave, West Allis. In addition, focus groups were held for the other members of the Milwaukee County HOME Consortium, with one focus group being held for Wauwatosa stakeholders and two were held for Milwaukee County stakeholders.
2	Agency/Group/Organization	City of West Allis Building Inspection Dept
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of West Allis invited stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan and 2020 Annual Plan. On December 12, 2019 CPDA conducted a focus group for stakeholders and practitioners in West Allis to provide an opportunity for advice and input to the City for the development of the 2014-2018 Consolidated Plan and 2020 Annual Plan. The focus group was held in the West Allis City Hall, 7525 W Greenfield Ave, West Allis. In addition, focus groups were held for the other members of the Milwaukee County HOME Consortium, with one focus group being held for Wauwatosa stakeholders and two were held for Milwaukee County stakeholders.
3	Agency/Group/Organization	COMMUNITY ADVOCATES
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of West Allis invited stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan and 2020 Annual Plan. On December 12, 2019 CPDA conducted a focus group for stakeholders and practitioners in West Allis to provide an opportunity for advice and input to the City for the development of the 2014-2018 Consolidated Plan and 2020 Annual Plan. The focus group was held in the West Allis City Hall, 7525 W Greenfield Ave, West Allis. In addition, focus groups were held for the other members of the Milwaukee County HOME Consortium, with one focus group being held for Wauwatosa stakeholders and two were held for Milwaukee County stakeholders.
4	Agency/Group/Organization	WEST ALLIS SENIOR CENTER
	Agency/Group/Organization Type	Services-Elderly Persons

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of West Allis invited stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan and 2020 Annual Plan. On December 12, 2019 CPDA conducted a focus group for stakeholders and practitioners in West Allis to provide an opportunity for advice and input to the City for the development of the 2014-2018 Consolidated Plan and 2020 Annual Plan. The focus group was held in the West Allis City Hall, 7525 W Greenfield Ave, West Allis. In addition, focus groups were held for the other members of the Milwaukee County HOME Consortium, with one focus group being held for Wauwatosa stakeholders and two were held for Milwaukee County stakeholders.
5	Agency/Group/Organization	City of West Allis Health Dept.
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of West Allis invited stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan and 2020 Annual Plan. On December 12, 2019 CPDA conducted a focus group for stakeholders and practitioners in West Allis to provide an opportunity for advice and input to the City for the development of the 2014-2018 Consolidated Plan and 2020 Annual Plan. The focus group was held in the West Allis City Hall, 7525 W Greenfield Ave, West Allis. In addition, focus groups were held for the other members of the Milwaukee County HOME Consortium, with one focus group being held for Wauwatosa stakeholders and two were held for Milwaukee County stakeholders.
6	Agency/Group/Organization	West Allis/West Milwaukee School District
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of West Allis invited stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan and 2020 Annual Plan. On December 12, 2019 CPDA conducted a focus group for stakeholders and practitioners in West Allis to provide an opportunity for advice and input to the City for the development of the 2014-2018 Consolidated Plan and 2020 Annual Plan. The focus group was held in the West Allis City Hall, 7525 W Greenfield Ave, West Allis. In addition, focus groups were held for the other members of the Milwaukee County HOME Consortium, with one focus group being held for Wauwatosa stakeholders and two were held for Milwaukee County stakeholders.
7	Agency/Group/Organization	Employ Milwaukee
	Agency/Group/Organization Type	Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of West Allis invited stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan and 2020 Annual Plan. On December 12, 2019 CPDA conducted a focus group for stakeholders and practitioners in West Allis to provide an opportunity for advice and input to the City for the development of the 2014-2018 Consolidated Plan and 2020 Annual Plan. The focus group was held in the West Allis City Hall, 7525 W Greenfield Ave, West Allis. In addition, focus groups were held for the other members of the Milwaukee County HOME Consortium, with one focus group being held for Wauwatosa stakeholders and two were held for Milwaukee County stakeholders.
	8 Agency/Group/Organization	Impact Alcohol & Other Drug Abuse Services, Inc (Impact 211)
	Agency/Group/Organization Type	Alcohol and Other Drug Abuse Services

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of West Allis invited stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan and 2020 Annual Plan. On December 12, 2019 CPDA conducted a focus group for stakeholders and practitioners in West Allis to provide an opportunity for advice and input to the City for the development of the 2014-2018 Consolidated Plan and 2020 Annual Plan. The focus group was held in the West Allis City Hall, 7525 W Greenfield Ave, West Allis. In addition, focus groups were held for the other members of the Milwaukee County HOME Consortium, with one focus group being held for Wauwatosa stakeholders and two were held for Milwaukee County stakeholders.
9	Agency/Group/Organization	ERAs Senior Network, Inc
	Agency/Group/Organization Type	Services-Elderly Persons

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of West Allis invited stakeholders and practitioners to participate in the consultation process for the 2020-2024 Consolidated Plan and 2020 Annual Plan. On December 12, 2019 CPDA conducted a focus group for stakeholders and practitioners in West Allis to provide an opportunity for advice and input to the City for the development of the 2014-2018 Consolidated Plan and 2020 Annual Plan. The focus group was held in the West Allis City Hall, 7525 W Greenfield Ave, West Allis. In addition, focus groups were held for the other members of the Milwaukee County HOME Consortium, with one focus group being held for Wauwatosa stakeholders and two were held for Milwaukee County stakeholders.

Identify any Agency Types not consulted and provide rationale for not consulting

There were no specific agency types that were not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Milwaukee	West Allis will take into consideration other local, regional, state and federal plans and will strive to use available CDBG funds for eligible activities that address goals in other plans and also meets the needs identified in the Milwaukee County/West Allis Con Plan.
Healthy Homes	City of West Allis Health Dept.	The West Allis Health Dept.'s goal to increase the number of healthy homes in the City, by assessing the homes of LMI people to identify needs within the home for the target areas of lead, indoor air quality, toxic hazards, and child safety. West Allis funds the Healthy Homes program, which meets the City's planning efforts to reduce lead based paint and other safety hazards in the homes of LMI individuals.
Parks and Street Beautification	City of West Allis Public Works	The West Allis Public Works Division's goal is to enhance the streetscape prominence of LMI areas, which can be accomplished through the CDBG-funded Street Beautification activity. The Public Works Division also strives to provide high-quality parks and open spaces, used for recreational activities, especially pocket parks in LMI areas. This goal is achieved by activities set-up, on an as-needed-bases, for park enhancements or creation, through CDBG funds.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Exterior Code Enforcement Program	City of West Allis Building Inspection and Neighborhood Services Dept	The West Allis Building Inspection and Neighborhood Services Dept. goal is to reduce the number of non-code-compliant properties in the City. This is achieved through the CDBG-funded Exterior Code Enforcement Program, which funds an inspector who focuses on inspections within certain LMI block groups/neighborhoods, issuing notices and orders to property owners to fix the exterior of their building in order to be code compliant.
Crime Reduction/Awareness	West Allis Polic Dept	Provide outreach and services such as crime awareness and domestic abuse programs.
2030 Comprehensive Plan of the City of West Allis	Development/Planning Division	Comprehensive long range plan that guides future development and planning for the City that was developed through collaboration and focus gruops.

Table 62– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of West Allis is a consortium member with Milwaukee County and the City of Wauwatosa for the HOME program and the three entities have written and submitted the Consolidated Plan together. West Allis and Milwaukee County will be implementing HOME funds together, as Milwaukee County is the consortium leader and awards West Allis their HOME funds and manages reporting to HUD on behalf of West Allis. West Allis is also a consortium member with the City of Milwaukee for NSP funds, which are allocated from the State of Wisconsin. West Allis coordinates implementation of affordable housing through the NSP program with both the City of Milwaukee and the State.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

A Milwaukee County Consolidated Plan Needs survey was conducted online during the months of September, October and November 2019. A press release with the survey link and purpose was sent to the Milwaukee Journal Sentinel and posted on the County's Housing CDBG/HOME webpage and the webpage of participating members in the HOME Consortium and the Urban County.

The survey consisted of 33 questions in the following categories: Demographic information, Community Needs Survey, Priorities for Funding, Fair Housing Questionnaire.

Those participating in the survey rated very few activities as having a High Need within their community and that should be a priority for funding over the next five years. Those activities identified as have a high need were Affordable Housing: Homebuyer Assistance; Rehabilitation of Housing: Housing repairs for seniors; Public Services for Seniors: Transportation; Public Services for Homeless/Homeless Prevention: Mental Health Services; and General Public Services: Mental Health Services.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
------------	------------------	--------------------	--------------------------------	------------------------------	--	---------------------

2	Internet Outreach	Non-targeted/broad community	<p>There were one-hundred and ninety-seven (197) responses to the survey. Sixty (60) of the respondents who lived in the City of Milwaukee or outside of Milwaukee County were filtered out of the analysis as the City of Milwaukee and surrounding counties are not included in the Milwaukee County Consolidated Plan. Therefore, a total of 137 persons who live in Milwaukee County completed the survey. Demographics of survey respondents: represented 17 localities; Highest number of responses were from City of Wauwatosa (22%), City of St. Francis (21%) and Village of Whitefish Bay (16%). A majority of respondents</p> <p>were homeowners (86.6%); were between the ages of 55-64 (27%) and 35-44 (23%);</p>	<p>The survey's Fair Housing Questionnaire asked if they believe housing discrimination is an issue in their community and if they had ever experienced discrimination in housing. 61% answered No, it was not common within their community (32%) or they did not know if it occurred (29%). Most respondents (91%) answered No, they have not experienced discrimination. Those who answered Yes (9%)</p>	All comments were accepted.	
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			<p>had household incomes between \$50,000 - \$150,000 (54%);</p> <p>had no children under the age of 18 in the household (67%);</p> <p>identified as non-Hispanic (94%) and (91%) as White.</p>	<p>were asked to respond to seven (7) questions regarding their experience with discrimination. The responses to those questions can be found in the attachment to this Plan. The survey then asked for any comments or recommendations on the use of CDBG and/or HOME funds for community development in their community over the next five (5) years. All the comments received are available as an attachment to the Plan. Those participating in the</p>		
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				<p>survey rated very few activities as having a High Need within their community and that should be a priority for funding over the next five years. Those activities identified as have a high need were Affordable Housing: Homebuyer Assistance; Rehabilitation of Housing: Housing repairs for seniors; Public Services for Seniors: Transportation; Public Services for Homeless/Homeless Prevention: Mental Health Services; and General Public</p>		
--	--	--	--	---	--	--

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
				Services: Mental Health Services.		

Table 63– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

West Allis devotes Public Facilities funds on an as-needed basis to facilities such as the senior center. West Allis will continue to fund Public Facilities activities as they are needed. According to the West Allis Con Plan survey and a community wide survey from 2016 that helped with the formation of the City's Five Year Strategic Plan, maintaining quality neighborhoods is important through services such as police and fire, but also having housing options and improved recreational amenities. The surveys also showed the need for furthering redevelopment projects and fostering new business growth.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The facility improvement that consistently receives the highest support is to improve the condition of recreational facilities. West Allis devotes Public Facilities funds on an as-needed basis to facilities such as the senior center. West Allis will continue to fund Public Facilities activities as they are needed.

The City also completed a significant public facilities study of City properties and buildings that indicated concern about public structures and cost of improve the facilities to meet today's codes an financial challenge of long term maintenance needs.

How were these needs determined?

According to the West Allis Con Plan survey and a community wide survey from 2016 that helped with the formation of the City's Five Year Strategic Plan, maintaining quality neighborhoods is important through services such as police and fire, but also having housing options and improved recreational amenities. The surveys also showed the need for furthering redevelopment projects and fostering new business growth. .

Describe the jurisdiction's need for Public Improvements:

West Allis devotes Public Improvement funds each year to a "street beautification" activity, improved neighborhood park facilities, and improving public amenities such as parks or availability of parking in dense low income neighborhoods to improve commercial corridors.

How were these needs determined?

From the Con Plan Survey and a 2016 Community wide survey, 44% of respondents indicated there was a need for park and recreational opportunities, more housing options, and business growth as the top priorities for funding.

Describe the jurisdiction's need for Public Services:

West Allis has consistently provided 15% of its annual budget to public services activities. Annual applications for this area often surpass the 15% cap by 50-60%.

How were these needs determined?

Each year the Development Department receives more public service funding requests than is allowed per the CDBG 15% cap, illustrating a demand for public services in the community. Also data is collected from the Health Dept., Building Inspection, partnership organizations, and others to provide input into the level of need and the populations that are most vulnerable.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Throughout the metro-Milwaukee area, the demand for an educated and skilled labor force within the manufacturing sector is a predominate conversation and issue. Education attainment and supply/demand for certain jobs are often the center issue in dealing with the workforce. The largest employment sectors in West Allis are focused within the Education and Health Care services (Aurora West Allis Hospital and West Allis/West Milwaukee School District), as well as Manufacturing (heavy and light industrial) and retail trade (neighborhood to large national retailers). West Allis continues to experience change through redevelopment of blighted or underutilized properties

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Throughout the metro-Milwaukee area, the demand for an educated and skilled labor force within the manufacturing sector is a predominate conversation and issue. Education attainment and supply/demand for certain jobs are often the center issue in dealing with the workforce. The largest employment sectors in West Allis are focused within the Education and Health Care services (Aurora West Allis Hospital and West Allis/West Milwaukee School District), as well as Manufacturing (heavy and light industrial) and retail trade (neighborhood to large national retailers). West Allis continues to experience change through redevelopment of blighted or underutilized properties

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	41	0	0	0	0
Arts, Entertainment, Accommodations	3,245	2,874	12	9	-3
Construction	1,249	1,432	4	5	1
Education and Health Care Services	5,906	10,532	21	34	13
Finance, Insurance, and Real Estate	1,961	1,819	7	6	-1
Information	617	420	2	1	-1
Manufacturing	4,682	3,679	17	12	-5
Other Services	1,109	1,019	4	3	-1
Professional, Scientific, Management Services	2,713	2,273	10	7	-3
Public Administration	0	0	0	0	0
Retail Trade	3,518	4,383	13	14	1
Transportation and Warehousing	1,098	827	4	3	-1
Wholesale Trade	1,683	2,115	6	7	1
Total	27,822	31,373	--	--	--

Table 64 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	34,125
Civilian Employed Population 16 years and over	31,835
Unemployment Rate	6.68
Unemployment Rate for Ages 16-24	25.76
Unemployment Rate for Ages 25-65	4.94

Table 65 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector		Number of People
Management, business and financial	6,005	
Farming, fisheries and forestry occupations	1,665	
Service	3,710	
Sales and office	8,640	
Construction, extraction, maintenance and repair	2,360	
Production, transportation and material moving	2,045	

Table 66 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	23,060	75%

Travel Time	Number	Percentage
30-59 Minutes	6,440	21%
60 or More Minutes	1,080	4%
Total	30,580	100%

Table 67 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,450	245	1,160
High school graduate (includes equivalency)	7,990	635	2,165
Some college or Associate's degree	9,650	615	2,005
Bachelor's degree or higher	7,990	250	945

Table 68 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	60	270	185	375	610
9th to 12th grade, no diploma	385	555	555	915	915
High school graduate, GED, or alternative	1,515	2,915	2,095	5,770	4,070
Some college, no degree	1,600	2,630	1,225	4,410	1,615
Associate's degree	300	1,215	835	1,955	500
Bachelor's degree	700	2,995	1,715	2,495	650

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	8	725	560	705	360

Table 69 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,670
High school graduate (includes equivalency)	29,215
Some college or Associate's degree	34,228
Bachelor's degree	44,381
Graduate or professional degree	55,275

Table 70 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sectors in West Allis are focused within the Education and Health Care services (Aurora West Allis Hospital and West Allis/West Milwaukee School District), as well as Manufacturing (heavy and light industrial) and retail trade (neighborhood to large national retailers).

Describe the workforce and infrastructure needs of the business community:

Throughout the metro-Milwaukee area, the demand for an educated and skilled labor force within the health care and the manufacturing sector is important issue. West Allis has launched “Project Lead the Way within the school system to help advance interest in manufacturing careers and to help meet the skills gap. West Allis also supports a CDBG activity called WRT BIG Step to provide training for West Allis residents to upskill or gain education or training necessary to obtain a family supporting wage. West Allis successfully promotes job opportunities in

redevelopment projects and works to promote job opportunities in the community. Holding a job fair in the future would be goal to connect employers with local job seekers. The City of West Allis works closely with the local technical school in looking for strategies to increase participants in tech or skilled trades.

West Allis is a landlocked community that is entirely developed. As part of community planning, our goal is to incorporate the principles of complete streets into street construction projects (i.e. pedestrian amenities, ADA improvements, designated biking lanes, storm water controls, etc.). As projects are developed, West Allis is faced with underground infrastructure that in many cases is over 100 years old compounded with some infrastructure from the 1950's that is showing signs of deterioration. The City offers convenient access to the interstate system for trucking and employees as well as an array of public transportation route and supports a regional bike share program called "bublr." The City continues to invest in projects that advance infrastructure improvement while providing alternative transportation/commuting routes like the pedestrian bike trail or the Hank Aaron Trail that will connect West Allis to Downtown Milwaukee.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

West Allis continues to experience change through redevelopment of blighted or underutilized properties. In the next five years, West Allis will the development of over 500 new housing units, 400,000 sq. ft. of new office space, 100,000 of new industrial space, and much more. A \$40 million, 120 bed behavior health clinic recently broke ground with completion set for late 2021. In 2020, West Allis saw over 380 units of market housing come to market with successful absorption. Also, a new 110 room Holiday Inn Express was completed in anticipation of the DNC, but with COVID, the lease up has been slower than expected. These developments will add to the City tax base while adding employment opportunities within close proximity to affordable, family neighborhoods. West Allis will be celebrating one year as a KIVA City and looks forward to providing additional matching grants to support small business grow and succeed in the community. The City will continue to emphasize the Economic Development and Microenterprise Loan program to help create jobs and new businesses. Over the next five years, West Allis will look for ways to enhance programs to grow the workforce to meet leading industry sectors within our community (i.e. job fair, showcases, training).

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Pre Covid, unemployment was at unprecedented low percentages. The number one challenge expressed by businesses has been the need for skilled workers or simply applicants for open positions. West Allis has been promoting with companies to promote apprenticeships to meet today's need for skilled workers and to address shortages. Manufacturing remains a strong regional employment base and followed closely is health care. The WA WM School district, MATC along with region partners are exploring ways to help develop education program that meet employer's needs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

CDBG funds have been used to support WRTTP Big step to provide job training and to support upskilling of West Allis residents. In 2019, the program assisted 62 individuals with 90% being LMI. 9 individuals move into careers in construction, manufacturing, and logistics sectors with an average wage of \$19.13. The workforce in West Allis is changing through generational transition while the need for certain skilled trades remain in demand such as manufacturing and health care. In many cases, employers are looking for skilled employee candidates and often have limited success in obtain applications for open positions. The City will support WA/WM School District organized programs such as Project Lead the Way and Heavy Metal Tour that promote careers in manufacturing and engineering. West Allis will explore working with the technical college on hosting a job fair. The promotion of apprenticeships remains as a great opportunity along with participation in high school job fairs. Some employers are offering incentives to pay for school or training programs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

No

West Allis is located within the boundaries of "Milwaukee 7", which is a regional, cooperative economic development platform for the seven counties of southeastern Wisconsin: Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington and Waukesha. Its mission is to attract, retain and grow diverse businesses and talent. West Allis staff maintains productive conversations with Milwaukee 7 on potential economic growth and interest in the City. One of our Development Department staff members is also the past President of the Wisconsin Economic Development Association, a statewide association whose primary objective is to increase the effectiveness of individuals involved in the practice

of economic development in Wisconsin. West Allis also has a Community Development Entity arm that has allocated \$million in New Market Tax Credits to projects in Milwaukee, Racine and Kenosha counties that has contributed to 1500 permanent jobs, 2,300 construction jobs and nearly 500,000 sq. ft. of development within distressed neighborhoods.

Discussion

Over the next five years, West Allis will look for ways to enhance programs to grow the workforce to meet leading industry sectors within our community (i.e. job fair, showcases, training).

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The majority of “older” homes in West Allis are located on the east side of the City. And the City’s highest concentrations of designated LMAs are on also on the City’s east side. With the combination of high densities of older homes and lower incomes on the City’s east side vs. other areas of the City, one can assume that housing problems would be more concentrated on the east side than the other areas of the City. The east side is also more heavily concentrated with duplexes (see attached jpg map: West Allis Housing Types), which are more affordable to low-income families than single-family homes, than other areas of the City. Duplexes are often owned by absentee landlords, indicating a higher risk of housing problems than other housing types. “Concentration” means more abundant, which is what exists on the east side of the City.

West Allis also funds a Code Enforcement Public Facilities program every year, where inspectors make rotation inspections on properties located within the designated LMAs, covering a population of 45,960 people. Inspectors issue letters of communication, including Notices, Orders, and Summons & Complaints, regarding exterior code violations.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Yes, there are 19 block groups in West Allis, according to the 2015 ACS Census data, that have concentrations of “non-white” individuals at 15% or more.

What are the characteristics of the market in these areas/neighborhoods?

The areas of the City’s northeast side where higher concentrations of minorities reside is made up of an older housing stock with concentrations of duplex and multi-family housing options. These properties have lower income values than the mid-section and west side of the City. In Census Tract 1009, Groups 2 and 3, and in Census Tract 1010, Group 3, there are multiple properties of low-income housing that have Section 8 residents.

Are there any community assets in these areas/neighborhoods?

Yes, there are several community assets in these areas/neighborhoods, including the City Library, Senior Center, Health Center, Farmers Market, and City Hall. These areas also have a lot of commercial properties and house some of the City’s major employment centers, indicating job opportunity hubs (see attached jpg map: West Allis Major Employment Centers). There are several public transportation routes through all of these areas, and the City has recently invested in bike trails, providing free alternate routes of transportation.

Are there other strategic opportunities in any of these areas?

The City has focused its CDBG funding in the designated LMAs, which cover 16 of the 19 “minority concentrated” block groups, and will continue to do so.

West Allis has great public schools. The WAWM School District has five (5) Wisconsin Schools of Promise, and has two (2) elementary schools that have been nationally recognized by the US Department of Education as a Blue Ribbon School.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

In 2014-2018, 83.6 percent of households in West Allis had a computer and 74.8 percent had a broadband internet subscription. An estimated 71.9 percent of households had a desktop or laptop, 68.1 percent had a smartphone, 49.2 percent had a tablet or other portable wireless computer, and 4.1 percent had some other computer.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Among all households, 55.5 percent had a cellular data plan, 64.4 percent had a broadband subscription such as cable, fiber optic, or DSL; 4.5 percent had a satellite internet subscription; 0.3 percent had a dial-up alone; and 0.1 percent had some other service alone.

A 2019 resident survey of West Allis residents indicated that 90% of West Allis homes have access to the internet and 87% of respondents over 55+ have internet at home. With the rise of smartphone use and availability of these type of devices, the City has moved to become more of virtual government. Promoting further citizen engagement through the use of social media and social platforms like next door to conduct citizen awareness and outreach. West Allis does have an older housing stock and many homes have limited wiring to meet today's electronic device needs.

With different providers and devices, there seems to be adequate competition to meet resident needs. In fact, even under our low income housing programs, many participants have phones or access to the internet to the level our management software is essentially paperless and participants can change or report information directly to the software.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

As a landlocked community, land is coveted for development. Meeting the requirements of the WIDNR and the sewer district have caused issues with storm water retention and limiting development sites and increasing development costs. Eventually, this concern drives development into other communities fostering issues such as urban sprawl and pressure for infrastructure improvements. All the above greatly impacts the environment and contributes to climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

West Allis housing stock consists of older and many homes have older appliances and mechanicals. The building envelopes of houses lack the proper insulation and often are energy inefficient. West Allis has used HOME funds to increase the supply of new affordable homes that are energy efficient. Further the homes are set-up with rain barrels to help save rain water for gardening and landscaping.

Housing Rehabilitation activities with CDBG funds work to address energy efficiency issues for low to moderate income households when replacing windows and furnaces and water heaters.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The priority community needs and goals are outlined in the goals and objectives outlined in the Executive Summary above. The goals are based on the concepts formed from past community strategic planning and consultation with community shareholders and organizations that work to serve low-moderate income families. Also the goals relate the priorities identified in the City's Five Year Strategic Plan. The needs identified were those that help maintain the viability of the neighborhoods through community crime prevention and protection and to foster economic revitalization. As a result, the goal of the City of West Allis is to allocate CDBG funding towards activities that address community needs identified as a high priority. . However, the reality is the demand of CDBG funds greatly surpasses the availability of funds.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 71 - Geographic Priority Areas

1	Area Name:	City of West Allis
	Area Type:	Jurisdiction
	Other Target Area Description:	Jurisdiction
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The 2015 ACS Census data breaks median income down into block groups. West Allis was able to determine what percentage of each block group's population was under the 50% CMI level. For example, 60.6% of Census Tract 1001 BG 2's population has a median income that is below the 50% CMI level. West Allis then analyzed all block groups' income percentages and selected 33 block groups that together, averaged 51% of county median household income. West Allis has used these established 33 block groups as the identified target LMAs since the 2000 Census data was published, and will continue to use this data until further notice from HUD.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 72 – Priority Needs Summary

1	Priority Need Name	Decent, safe, affordable housing
	Priority Level	High
	Population	Low Moderate Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Jurisdiction
	Associated Goals	Increase supply of standard affordable housing
	Description	Provide new rental units; Rehab affordable rental units including those for persons with disabilities; Rehab owner-occupied housing; Provide minor rehab/accessibility; Promote ownership including for those persons with disabilities.
	Basis for Relative Priority	
2	Priority Need Name	Access to services for LMI seniors/youth/disabled
	Priority Level	High

	Population	Extremely Low Low Moderate Families with Children Elderly Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Jurisdiction
	Associated Goals	Assure access to services for targeted populations
	Description	Provide health and recreational services to elderly and disadvantaged persons; Provide recreation and education opportunities for youth; Assist crime awareness/drug abuse programs; Provide support services for LMI seeking self-sufficiency, jobs and housing counseling.
	Basis for Relative Priority	
3	Priority Need Name	Improve/develop infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Jurisdiction
	Associated Goals	Improve/develop infrastructure

	Description	Rehab/construct facilities for LMI services, including physical accessibility; Provide infrastructure to meet LMI needs, remove blight, improve parks; Provide code enforcement in target blighted areas.
	Basis for Relative Priority	
4	Priority Need Name	Develop economy and employment
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Jurisdiction
	Associated Goals	Develop economy and employment
	Description	Assist private businesses to create jobs; Provide TA to persons starting a business; Provide loans to micro-businesses; Provide facade improvements for businesses
	Basis for Relative Priority	
5	Priority Need Name	Program planning and administration
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Jurisdiction
	Associated Goals	Provide strong program planning and administration
	Description	Provide strong, efficient, effective, accountable administration of the CDBG program.

	Basis for Relative Priority	
--	--	--

Narrative (Optional)

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

West Allis is a member of a HOME Consortium with Milwaukee County and the City of Wauwatosa, and is also a HUD Entitlement Community under the CDBG program. The Five-Year Consolidated Plan (the "Plan") is a comprehensive document that outlines West Allis's goals on a five-year vision to assist low-moderate income persons and address the presence of slum and blight conditions within the community. In the past few months, West Allis has worked with community stakeholders to establish a vision for housing, community, and economic development actions. West Allis estimates funds available for the five-year performance period of FY 2020-2024 is \$7.4 million.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,295,317	72,900	0	1,368,217	5,181,268	

Table 73 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will continue to support tax credit applications that provide senior housing at the 60% of median income level and possibly leverage HOME funds to create rental-occupied units at the 50-60% CMI level, and homeowner-occupied units at the 80% CMI level.

Work to increase program income and private investment from Economic Development Loan Programs in order to leverage CDBG funds for more projects.

The City will use CDBG or HOME funds to leverage private resources to attract business expansion or developments meeting the needs of the poor. Much of the activity under this goal is facilitating collaboration with local social services, community members, business community, and all others who seek to advocate for the needs of the people living in poverty.

The City has successfully leveraged federal New Market Tax Credit investment in West Allis within distress neighborhoods.

Further West Allis leveraged US EPA brownfield funds and State brownfield grants to address redevelopment sites in West Allis. In fact, we were one of the first in the nation to pair EPA and New Market Tax Credits in a project.

A West Allis Development was one of the first to utilize Opportunity Zone legislation to attract private investment to a multi-family redevelopment. Also, staff promotes the Community Reinvestment Act as a way to attract investment when a business or entrepreneurs are exploring alternative resources or trying to attract and investment

West Allis CDBG programs often depend on additional resources to support the particular activity. Though there is no particular requirement to leverage funds, the overall scope of activities require additional funds or support to meet their performance measurement goals. Public Service programs often receive support from other regional grants or fundraising initiatives. Programs conducted by the City, such as Housing Rehab, are loans that are repaid through private funds. Economic Development loans often leverage private equity contributions as well as financial commitments from financial institutions. Whether Community Planning or Public Facility projects, the programs leverage general City tax dollars to support the overall budget. Efforts to address blight through the Commercial Façade Improvement program are by grants that require at least 50% owner equity in the project. c

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

West Allis has 18 Tax Increment Finance (TIF) Districts, in which three (4) are available for redevelopment. Two (1) of the four(4) have been identified as industrial use, and one (1) has been identified as multi-family/commercial uses. The City does not own any other surplus land.

West Allis does not have the jurisdictional authority to foreclose on a property. Foreclosures continue to be problematic in the metro-Milwaukee area. Milwaukee County has the ability to foreclose on properties and West Allis will utilize the County's foreclosure list as a means of purchasing foreclosed properties for affordable housing opportunities in the City.

West Allis owns and maintains several City parks throughout the jurisdiction. The Con Plan survey results indicated a need for improving the condition of recreational facilities and increasing the number of recreational facilities. In the past, West Allis has used Public Facilities funds to improve park playground equipment and facilities, and West Allis intends to continue the use of Public Facilities funds for this purpose. West Allis also plans to continue to use Public Facilities funds for street beautification projects in the City right-of-way in eligible LMAs and other public land uses, such as the creation of public parking lots. The Con Plan survey results also indicated the need to improve the condition of neighborhood /community facilities, and West Allis intends to use CDBG funds on such improvements and operation of such facilities, as needed.

Discussion

West Allis estimates funds available for the five-year performance period of FY 2020-2024 is \$7.4 million.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Milwaukee County Continuum of Care	Government	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements	Jurisdiction
City of West Allis	Government	Economic Development Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	Jurisdiction

Table 74 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths: Services listed below are available to residents in the entire Milwaukee County area, which makes the resources more readily available and easier to access to the community (“community” being defined as Milwaukee County). West Allis is an active member and our Director of Development is a co-chair of the City of Milwaukee and Milwaukee County Continuum of Care (CoC), whose mission is to organize people and resources to end homelessness in Milwaukee.

Gaps: West Allis does not have the organizational structure, being a City of 60,000, to target, monitor, nor run programs for homelessness nor persons with HIV. West Allis relies on our ties with the CoC and Milwaukee County to direct those in need of services that are unable to be provided services in or by West Allis.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 75 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Milwaukee County Housing has staff dedicated to assisting homeless persons and special needs populations using various funding sources. Milwaukee County, a consortium member with West Allis, will use their CDBG funds for mental health services and employment services for special needs population. West Allis has 149 Section 8 VASH vouchers, which are used towards rental assistance for homeless veterans.

During the 2020 Point in Time count held on January 22nd, 2020, 970 total persons experiencing homelessness in all settings (emergency shelter, transitional shelter, safe haven, and unsheltered) were counted in Milwaukee County. In comparison, 1,466 total persons experiencing homelessness were counted in the 2011 Point in Time count. The system overall offers a range of emergency, transitional, and permanent housing as well as strong prevention services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Some of the strengths of the Milwaukee COC system include: The system overall offers a range of emergency, transitional, and permanent housing as well as strong prevention services. The system continues to serve about 800 new individuals and children each quarter. The Point in Time count of unsheltered has slightly increased from 82 households without children in 2013 to 87 households in 2020. The PIT count of unsheltered has decreased from 5 households (with at least one child) in 2013 to 0 households (with at least one child) in 2020.

Some of the current weaknesses or gaps in the shelter system include the following:

1. Agencies continue to experience a shortage of funds and other resources to meet current needs and successfully help households move into better quality of life situations and into permanent housing.
2. The highest demand relative to capacity (utilization rate) is for individuals in permanent supportive housing. This suggests a subsector of the system that needs additional beds and services, or a more effective effort to work with those residents to move them more quickly into non-supported permanent housing.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Milwaukee County, the City of West Allis, and the City of Wauwatosa will continue to participate in the CoC working towards improving service delivery.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase supply of standard affordable housing	2020	2024	Affordable Housing	City of West Allis	Decent, safe, affordable housing	CDBG: \$143,750	
2	Assure access to services for targeted populations	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	City of West Allis	Access to services for LMI seniors/youth/disabled	CDBG: \$203,310	
3	Improve/develop infrastructure	2020	2024	Non-Housing Community Development	City of West Allis	Improve/develop infrastructure	CDBG: \$542,855	
4	Develop economy and employment	2020	2024	Non-Housing Community Development	City of West Allis	Develop economy and employment	CDBG: \$342,000	
5	Provide strong program planning and administration	2020	2024	Administration	City of West Allis	Program planning and administration	CDBG: \$252,402	

Table 76 – Goals Summary

Goal Descriptions

1	Goal Name	Increase supply of standard affordable housing
	Goal Description	Provide new rental units; Rehab affordable rental units including those for persons with disabilities; Rehab owner-occupied housing; Provide minor rehab/accessibility; Promote ownership including for those persons with disabilities.
2	Goal Name	Assure access to services for targeted populations
	Goal Description	Provide health and recreational services to elderly and disadvantaged persons; Provide recreation and education opportunities for youth; Assist crime awareness/drug abuse programs; Provide support services for LMI seeking self-sufficiency, jobs and housing counseling.
3	Goal Name	Improve/develop infrastructure
	Goal Description	Rehab/construct facilities for LMI services, including physical accessibility; Provide infrastructure to meet LMI needs, remove blight, improve parks; Provide code enforcement in target blighted areas.
4	Goal Name	Develop economy and employment
	Goal Description	Assist private businesses to create jobs; Provide TA to persons starting a business; Provide loans to micro-businesses; Provide facade improvements for businesses
5	Goal Name	Provide strong program planning and administration
	Goal Description	Provide strong, efficient, effective, accountable administration of the CDBG program.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

West Allis estimates that 75 affordable housing units, compatible with the HOME rental and homeownership requirements of 91.215, could be constructed or converted over the next five (5) years. Extremely low-income and/or low-income units would need to be paired with some type of Project Based Voucher (PBV), in order to be financially feasible to a developer. If vouchers were to be available for this type of development, West Allis anticipates approximately 25 units could be developed in West Allis. The City estimates a possible 50 moderate-income, Low Income Housing Tax Credit (LIHTC), units could be developed in West Allis over the next five (5) years.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The West Allis Health Department has for several years offered the gamut of lead-related health services, including physical assessments of residences, screening of children and pregnant women, and the testing of drinking water. Contacts have been made through exhibits at various public events, articles in the City newsletter, and group presentations by health education staff, school and daycare based brochure distributions, and media releases. Referrals have come from area physicians and from the department-based WIC program. The West Allis Health Department also owns an XRF analyzer.

West Allis adopted a local ordinance to establish local authority to deal with lead paint hazards and childhood lead poisoning. State certification of lead paint abatement contractors strengthens this local effort by identifying a pool of abatement contractors who are conversant with the issues involved in lead paint abatement and who are available to carry out abatement work in a safe and healthful manner.

All City residents have been advised of a potential for elevated lead levels in drinking water. This effort is based on United States Environmental Protection Agency (USEPA) testing requirements of the Clean Drinking Water Act and the results of representative testing in the water distribution system. Notification to residents of the community has been by means of water bill enclosures and newspaper advertisements.

The City of West Allis initiated a State-local program to remediate lead paint hazards in eight West Allis homes using a combination of grants and low-interest loans to fund the work. This program is intended, in part, to develop information about the costs and availability of lead paint abatement in the area, and is funded through the State of Wisconsin-Department of Health and Social Services.

Goals of the Health Department's lead program are:

- To identify children with significant exposure early enough to prevent toxicity.
- To refer children with elevated blood lead for medical intervention.
- To conduct environmental investigation and intervention as soon as lead toxicity is confirmed.
- To educate community residents regarding hazards of lead poisoning.
- To collect and evaluate data to be used in targeting community-wide intervention to places with children at increased risk of lead poisoning.

The Community Development Division maintains a listing of Lead Certified contractors for homeowners. In addition, the City's Housing Rehabilitation programs require lead testing and assists with funding (low interest loans) to address lead paint hazards. Each year, through the Housing Rehabilitation program, the City assists approximately 30 homes.

Also, the City maintains promoting education and remaining at the forefront of assessing lead paint

hazards by having staff attend two Lead Assessment Conferences. The City of West Allis is considering the formation of a consortium of metro communities to address lead paint and to apply for a federal grant for lead abatement.

How are the actions listed above integrated into housing policies and procedures?

West Allis will continue to ensure that:

Rehabilitation Programs

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed activities are exempt from some or all lead-based paint requirements.
- The level of Federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk assessment, paint testing, lead hazard reduction and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk Assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35, Subpart J and Wisconsin Administrative Code DHS 163.
- Required notices regarding lead-based paint evaluation presumption, and hazard reduction are provided to occupants and documented.
- Tenant Based Rental Assistance
- Applicants for assistance receive adequate information about lead-based paint requirements.
- A proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building.
- Prior to occupancy when children under 6 are present, properly qualified personnel perform paint stabilization and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35, Subpart M.
- The renter receives the required lead-based paint pamphlet and notices.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Initiatives funded through federal program funds that will help reduce poverty in the City of West Allis include activities that:

- Enhance the ability of low- and moderate-income homeowners to remain in their homes by providing financial assistance for home repairs
- Support acquisition and/or rehabilitation of affordable housing units
- Support access to benefits for seniors
- Provide job training

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

West Allis has “projects” identified in the Con Plan that include activities/programs that meet the initiatives listed above. Such projects include Public Services, Housing Programs, and Economic Development Activities. The City does not have another “plan” that addresses poverty reducing goals, programs and policies, other than the CDBG Con Plan, so there is not another plan to “coordinate” with. On a broader jurisdictional level, West Allis is coordinating its Con Plan with Milwaukee County and the City of Wauwatosa’s Con Plan. West Allis has also participated in the formation and conception of Southeastern Wisconsin Regional Planning Commission’s (SEWRPC’s) Regional Housing Plan for Southeastern Wisconsin: 2035.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

West Allis has developed and implemented a system for monitoring the expenditure of CDBG and HOME funds and to ensure attainment of its CDBG and HOME program objectives. It has also developed an annual monitoring strategy for managing all activities, and those organizations which deliver them to the City. All non-governmental Community Development Block Grant (CDBG) subrecipients sign subgrantee agreements and all governmental CDBG subrecipients sign intergovernmental agreements that enumerate program requirements. Monitoring will consist of both desk and on-site reviews. On-site reviews will consist of periodic site visits which will include an in-depth review of agency, project and client files. Desk monitoring takes place twice a year, when all subrecipients are required to submit a semi-annual report to staff in July, and an annual report in January. Findings of non-compliance are followed through to resolution, and a subrecipient's performance record enters into subsequent funding determinations. The City monitors its own performance through Development Department and Finance Department staff, including the timeliness of project implementation to ensure compliance with HUD's timeliness standards.

Monitoring Activity

1. Establish proper monitoring and oversight for all subrecipients, community housing development organizations, developers, and contractors
2. Ensure that the activities funded are in compliance with the program regulations
3. Ensure timeliness of the projects and expenditure of funds
4. Ensure that Master File Checklists and Financial Checklists are complete and accurate
5. Ensure that partners have implemented proper file and record keeping procedures
6. Ensure that partners have established systems for obtaining documentation of required reporting elements
7. Ensure long term compliance with subrecipient, community housing development organization, developer and contractor agreements and/or loan commitment agreements

Davis- Bacon Compliance/Section 3: The Community Development Division oversees the enforcement of Federal labor standards, include prevailing wage rates. The City provides technical assistance to local contracting agencies through monitoring and oversight of HUD approved projects. Section 3 requirements are incorporated into bidding advertisement, bidding documents, and contracts, and are required to be submitted to the City prior to work commencing.

Minority, Women, and Disabled Persons in Business: Through the bidding process, the City strongly encourages expanded opportunities for MBE/WBE/DBE businesses. BIDs are forwarded to the WEDC Department of Minority Businesses and the City forwards BIDS requests to organizations representing

various ethnic groups. In the advertising documents, MBE/WBE/DBE businesses are encouraged to bid on a project.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

West Allis is a member of a HOME Consortium with Milwaukee County and the City of Wauwatosa, and is also a HUD Entitlement Community under the CDBG program. The Five-Year Consolidated Plan (the “Plan”) is a comprehensive document that outlines West Allis's goals on a five-year vision to assist low-moderate income persons and address the presence of slum and blight conditions within the community. In the past few months, West Allis has worked with community stakeholders to establish a vision for housing, community, and economic development actions. West Allis estimates funds available for the five-year performance period of FY 2020-2024 is \$7.4 million.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,295,317	72,900	0	1,368,217	5,181,268	

Table 77 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will continue to support tax credit applications that provide senior housing at the 60% of median income level and possibly leverage HOME funds to create rental-occupied units at the 50-60% CMI level, and homeowner-occupied units at the 80% CMI level.

Work to increase program income and private investment from Economic Development Loan Programs in order to leverage CDBG funds for more projects.

The City will use CDBG or HOME funds to leverage private resources to attract business expansion or developments meeting the needs of the poor. Much of the activity under this goal is facilitating collaboration with local social services, community members, business community, and all others who seek to advocate for the needs of the people living in poverty.

The City has successfully leveraged federal New Market Tax Credit investment in West Allis within distress neighborhoods.

Further West Allis leveraged US EPA brownfield funds and State brownfield grants to address redevelopment sites in West Allis. In fact, we were one of the first in the nation to pair EPA and New Market Tax Credits in a project.

A West Allis Development was one of the first to utilize Opportunity Zone legislation to attract private investment to a multi-family redevelopment. Also, staff promotes the Community Reinvestment Act as a way to attract investment when a business or entrepreneurs are exploring alternative resources or trying to attract and investment

West Allis CDBG programs often depend on additional resources to support the particular activity. Though there is no particular requirement to leverage funds, the overall scope of activities require additional funds or support to meet their performance measurement goals. Public Service programs often receive support from other regional grants or fundraising initiatives. Programs conducted by the City, such as Housing Rehab, are loans that are repaid through private funds. Economic Development loans often leverage private equity contributions as well as financial commitments from financial institutions. Whether Community Planning or Public Facility projects, the programs leverage general City tax dollars to support the overall budget. Efforts to address blight through the Commercial Façade Improvement program are by grants that require at least 50% owner equity in the project. c

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

West Allis has 18 Tax Increment Finance (TIF) Districts, in which three (4) are available for redevelopment. Two (1) of the four(4) have been identified as industrial use, and one (1) has been identified as multi-family/commercial uses. The City does not own any other surplus land.

West Allis does not have the jurisdictional authority to foreclose on a property. Foreclosures continue to be problematic in the metro-Milwaukee area. Milwaukee County has the ability to foreclose on properties and West Allis will utilize the County's foreclosure list as a means of purchasing foreclosed properties for affordable housing opportunities in the City.

West Allis owns and maintains several City parks throughout the jurisdiction. The Con Plan survey results indicated a need for improving the condition of recreational facilities and increasing the number of recreational facilities. In the past, West Allis has used Public Facilities funds to improve park playground equipment and facilities, and West Allis intends to continue the use of Public Facilities funds for this purpose. West Allis also plans to continue to use Public Facilities funds for street beautification projects in the City right-of-way in eligible LMAs and other public land uses, such as the creation of public parking lots. The Con Plan survey results also indicated the need to improve the condition of neighborhood /community facilities, and West Allis intends to use CDBG funds on such improvements and operation of such facilities, as needed.

Discussion

West Allis estimates funds available for the five-year performance period of FY 2020-2024 is \$7.4 million.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase supply of standard affordable housing	2020	2024	Affordable Housing	City of West Allis	Decent, safe, affordable housing	CDBG: \$143,750	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Assure access to services for targeted populations	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	City of West Allis	Access to services for LMI seniors/youth/disabled	CDBG: \$203,310	Public service activities other than Low/Moderate Income Housing Benefit: 51960 Persons Assisted
3	Improve/develop infrastructure	2020	2024	Non-Housing Community Development	City of West Allis	Improve/develop infrastructure	CDBG: \$542,855	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 42590 Persons Assisted
4	Develop economy and employment	2020	2024	Non-Housing Community Development	City of West Allis	Develop economy and employment	CDBG: \$342,000	Facade treatment/business building rehabilitation: 3 Business Jobs created/retained: 20 Jobs Businesses assisted: 38 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide strong program planning and administration	2020	2024	Administration	City of West Allis	Program planning and administration	CDBG: \$252,402	Other: 1 Other

Table 78 – Goals Summary

Goal Descriptions

1	Goal Name	Increase supply of standard affordable housing
	Goal Description	<ul style="list-style-type: none"> • assisting in the retention of affordable housing • provide affordable housing that is accessible to job opportunities and neighborhood amenities • promote redevelopment and marketing studies that demonstrate the feasibility of affordable housing (i.e. senior housing)
2	Goal Name	Assure access to services for targeted populations
	Goal Description	<ul style="list-style-type: none"> • improve the safety and livability of neighborhoods • increase access to quality public and private facilities and services
3	Goal Name	Improve/develop infrastructure
	Goal Description	<ul style="list-style-type: none"> • increase access to quality public and private facilities and services as well as access to alternative modes of transportation.

4	Goal Name	Develop economy and employment
	Goal Description	<ul style="list-style-type: none"> • improve the safety and livability of neighborhoods • create/retain high-wage jobs through financial participation in redevelopment and environmental clean-up of former/vacant industrial sites • promote redevelopment and marketing studies that make it possible to target certain types of development and create public/private partnerships to address contamination issues and other redevelopment challenges • Support businesses and microenterprise with business creation and opportunities to foster job growth • assistance to businesses to address slum/blight influences within commercial corridors • access to capital and credit for development activities that promote the long-term economic and social viability of the community
5	Goal Name	Provide strong program planning and administration
	Goal Description	Effective deployment of CDBG funds in a timely manner to address the needs of LMI populations while maintaining a good standing with HUD.

AP-35 Projects - 91.420, 91.220(d)

Introduction

West Allis is a member of a HOME Consortium with Milwaukee County and the City of Wauwatosa, and is also a HUD Entitlement Community under the CDBG program. The Five-Year Consolidated Plan (the “Plan”) is a comprehensive document that outlines West Allis’s goals on a five-year vision to assist low-moderate income persons and address the presence of slum and blight conditions within the community. In the past few months, West Allis has worked with community stakeholders to establish a vision for housing, community, and economic development actions. West Allis estimates funds available for the five-year performance period of FY 2020-2024 is \$7 million.

#	Project Name
1	Housing
2	Public Service
3	Public Facilities
4	Economic Development
5	Planning and Administration
6	CV-CDBG Administration
7	CDBG-CV Public Service
8	CDBG-CV Economic Development

Table 79 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City’s highest demand for project funding is in the Public Services category. West Allis utilizes the maximum 15% of budget funding to this Project every year, in order to serve the maximum amount of underserved populations in need of public services. Every year, West Allis receives more Public Service funding applications/requests, than what the budget allows for. Approximately 39% of the FY2020 Public Service funds benefit targeted, underserved populations, such as LMI individuals, victims of domestic violence, and seniors. The remaining 61% of Public Service funds benefit the general LMA areas, in which 51% of the population is composed of LMI people. West Allis also funds Housing activities, which benefit underserved/LMI households. Approximately 82% of the FY2020 Housing funds benefit the underserved population of LMI households, providing financial opportunities that allow them to make required home repairs at an affordable cost, allowing them to remain in their homes. The biggest obstacle with serving LMI homeowners for the Housing Rehab activities is finding applicants who meet the underwriting criteria prior to approval of a rehab loan. West Allis has adopted more flexible underwriting criteria than a typical bank, but the City must also evaluate the applicants’ ability to pay a loan back, which is hard in today’s economy.

West Allis funds an Economic Development Loan program, which takes up 62% of the Economic Development project budget. This activity serves underserved needs by providing new jobs to the

economy. At least 51% of the new jobs created are to be occupied by LMI persons. The biggest obstacle with this particular project is finding a business that is willing to comply with possible Davis-Bacon paperwork, reporting, and ensuring the hiring of LMI individuals. These requirements sometimes discourage businesses from taking the loan.

During FY2020, West Allis will continue funding CDBG-eligible activities regarding new redevelopment initiatives that will produce new employment opportunities and attract investments to underserved census tracts/neighborhoods.

AP-38 Project Summary

Project Summary Information

1	Project Name	Housing
	Target Area	City of West Allis
	Goals Supported	Increase supply of standard affordable housing
	Needs Addressed	Decent, safe, affordable housing
	Funding	CDBG: \$143,750
	Description	Rehabilitation of single-family and duplex housing for LMI residents in the City of West Allis.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	LMI residents of the City of West Allis Housing Rehab Single Family=8 Housing Rehab Multi-2
	Location Description	No particular location-scattered based on applicants address
	Planned Activities	Housing Rehab Management Housing Rehab Single-Family Housing Rehab Duplex
2	Project Name	Public Service
	Target Area	City of West Allis
	Goals Supported	Assure access to services for targeted populations
	Needs Addressed	Access to services for LMI seniors/youth/disabled

Funding	CDBG: \$203,310
Description	Provide services to targeted populations to assure access to resources; provide health and recreational services to elderly and disadvantaged persons; provide recreational and educational opportunities for low-moderate income people; provide additional crime prevention/educational services in low-moderate income areas. Goal outcome indicator represents LMC activities (875 people). LMA beneficiary population is 45,960.
Target Date	12/31/2020
Estimate the number and type of families that will benefit from the proposed activities	<p>Community Service Officer – LMA population of 5,375 people</p> <p>Graffiti Removal – LMA population of 45,960</p> <p>Frail Elderly Home Services/Interfaith West Allis – 400 people</p> <p>Gang Prevention – LMA population of 45,960</p> <p>Liberty Heights Program – LMA population of 3,455 people</p> <p>Healthy Homes – 250 people</p> <p>Family Resource Center – 100 people</p> <p>WISH program – 50 people</p> <p>WRTP/Big Step – 35 people</p> <p>West Allis Attentive Risk Reduction - 1,660 people</p> <p>Homeless Outreach Services- 40 people</p>
Location Description	<p>Liberty Heights Program – 6101 W. Orchard St. West Allis, WI 53214</p> <p>Family Resource Center – 1709 S. 80 St. West Allis, WI 53214</p> <p>WISH Program – 11301 W. Lincoln Ave. West Allis, WI 53227</p> <p>WRTP/Big Step – 3841 W. Wisconsin Ave., Milwaukee, WI 53208</p> <p>West Allis Attentive Risk Reduction - 7332 W. National Avenue</p> <p>The other programs are not located in a particular location – eligible LMA scattered sites/census block groups</p>

	Planned Activities	<p>Community Service Officer – LMA, HUD matrix code 5, \$40,000 budget</p> <p>Graffiti Removal – LMA , HUD matrix code 5, \$3,271 budget</p> <p>Frail Elderly Home Services/Interfaith West Allis – LMC, HUD matrix code 05A, \$29,500 budget</p> <p>Gang Prevention – LMA, HUD matrix code 5, \$19,079 budget</p> <p>Liberty Heights Program – LMA, HUD matrix code 5, \$10,000 budget</p> <p>Healthy Homes – LMC, HUD matrix code 05P, \$10,690 budget</p> <p>Family Resource Center – LMC, HUD matrix code 05L, \$25,500 budget</p> <p>WISH program – LMC, HUD matrix code 05G, \$10,270 budget</p> <p>WRTP/Big Step – LMC, HUD matrix code 05H, \$20,000 budget</p> <p>West Allis Attentive Risk Reduction – LMA, 05, \$5,000 budget</p> <p>Milwaukee County Homeless Outreach-LMC, 05, \$30,000 budget</p>
3	Project Name	Public Facilities
	Target Area	City of West Allis
	Goals Supported	Improve/develop infrastructure
	Needs Addressed	Improve/develop infrastructure
	Funding	CDBG: \$542,855
	Description	Provide infrastructure and recreational resources to people in LMA's. Assist with targeted code enforcement. Provide tree, shrub and flower plantings in LMA's.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	<p>Street Beautification – LMA population of 45,960</p> <p>Exterior Code Enforcement – LMA population of 45,960</p> <p>Farmer Market Improvements – LMA population of 45,0960</p> <p>Burnhan Pointe Neighborhood/Street Improvements – LMA population of 2,880 people</p>

	Location Description	Street Beautification - scattered eligible LMA census block groups throughout the City Exterior Code Enforcement – scattered inspections throughout eligible LMA census block groups throughout the City. Staff offices at 7525 W. Greenfield Ave., West Allis, WI 53214 Farmers Market Improvements – 6501 W. National Avenue , West Allis, WI 53214 Burnhan Pointe Neighborhood/Street Improvements-60th and Burnham Area West Allis, WI 53219
	Planned Activities	Street Beautification, LMA, HUD matrix code 03N, \$25,000 budget Exterior Code Enforcement, LMA, HUD matrix code 15, \$160,000 budget Farmers Market Improvements, LMA, HUD matrix code 03, \$60,655 Burnham Pointe Neighborhood, LMA, HUD matrix code 03F, \$297,200 budget
4	Project Name	Economic Development
	Target Area	City of West Allis
	Goals Supported	Develop economy and employment
	Needs Addressed	Develop economy and employment
	Funding	CDBG: \$342,000
	Description	Financial assistance to businesses to acquire property's, clear structures and other activities related to job creation and business development.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Economic Development Plan & Delivery Program – 20jobs WWBIC (micro-enterprise technical assistance) – 32 people Commercial Façade Improvement & Delivery Program – 3 businesses *Goal indicator category of “other” identifies WWBIC beneficiaries for 18C technical assistance.
	Location Description	WWBIC – 1533 N. RiverCenter Dr. Milwaukee, WI 53212 The other programs are not located in a particular location – scattered sites

	Planned Activities	Economic Development Plan & Delivery Program, LMJ, HUD matrix code 18A, \$212,000 budget WWBIC (micro-enterprise technical assistance), LMC, HUD matrix code 18C, \$60,000 budget Commercial Façade Improvement & Delivery Program, SBS, HUD matrix code 14E, \$70,000 budget
5	Project Name	Planning and Administration
	Target Area	City of West Allis
	Goals Supported	Provide strong program planning and administration
	Needs Addressed	Program planning and administration
	Funding	CDBG: \$252,402
	Description	Administration of CDBG and Fair Housing programs.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	All administrative activities will take place at 7525 W. Greenfield Ave., West Allis, WI
	Planned Activities	Community Development Administration, HUD matrix code 21A, \$246,591 budget Fair Housing Administration, HUD matrix code 21D, \$7,811 budget
6	Project Name	CV-CDBG Administration
	Target Area	City of West Allis
	Goals Supported	Provide strong program planning and administration
	Needs Addressed	Program planning and administration
	Funding	:
	Description	Administration of CDBG-CV funds

	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	NA Funding and accomplishments for this Project will reported in 2019 Project 6
	Location Description	City of West Allis, WI
	Planned Activities	Administration of CDBG-CV funds
7	Project Name	CDBG-CV Public Service
	Target Area	City of West Allis
	Goals Supported	Assure access to services for targeted populations
	Needs Addressed	Access to services for LMI seniors/youth/disabled
	Funding	:
	Description	Provide public service activities for addressing the COVID pandemic and low income individuals.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Funding and accomplishments for this Project will be reported under the 2019 Project 7 Support of the Health Dept - 41,700 individuals (population of low to moderate income area Food Program - 2,540 individuals Rent Assistance - 40 individuals Mortgage Assistance - 40 households
	Location Description	City of West Allis, WI

	Planned Activities	<ul style="list-style-type: none"> - Health Dpt. Awareness Program for COVID-19 - Funds to address COVID awareness and safety, support staff hours, public awareness campaign - Food and Meal Delivery Program - support a food navigator program or support a meals on wheels campaign to provide access to food for low income individuals - Mortgage Assistance and Rent Assistance program - help families or individuals that low income deal with lost income from suspended employment and difficulty to pay rent or mortgage payments
8	Project Name	CDBG-CV Economic Development
	Target Area	City of West Allis
	Goals Supported	Develop economy and employment
	Needs Addressed	Develop economy and employment
	Funding	:
	Description	Business and micro-enterprise program to support businesses retain or create employment opportunities during this COVID pandemic
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	<p>53 jobs retained or created under the business and micro-enterprise program.</p> <p>The funding and accomplishments for this activity will be reported under 2019 Project 8</p>
	Location Description	City of West Allis, WI
	Planned Activities	<ul style="list-style-type: none"> - Economic Assistance - up to \$5,000 grants to help business RESTART. Business must retain or create one job - Microenterprise Grant Program - grant to WWBIC to support microenterprises retain or create one job

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The 2015 ACS Census data breaks median income down into block groups. West Allis was able to determine what percentage of each block group's population was under the 50% CMI level. For example, 60.6% of Census Tract 1001 BG 2's population has a median income that is below the 50% CMI level. West Allis then analyzed all block groups' income percentages and selected 33 block groups that together, averaged 51% of county median household income. West Allis has used these established 33 block groups as the identified target LMAs since the 2000 Census data was published, and will continue to use this data until further notice from HUD.

Geographic Distribution

Target Area	Percentage of Funds
City of West Allis	100

Table 80 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The northeast quadrant of the City is the primary targeted geographic area for CDBG funding. The rationale for the geographic allocation of resources is that the northeastern quadrant of the City has the oldest housing stock and the highest concentration of low-income neighborhoods. The vast majority of the City's minority/ethnic population also resides in this area. A breakdown of City demographics is provided as attached. This area, along with additional block groups in the central and western part of the City, forms the City's LMAs, which have an overall percentage of 51% low- to-moderate income persons.

Discussion

West Allis will continue to work within the identified eligible block groups and to serve LMI persons throughout the jurisdiction.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

West Allis has an older population. Residents over the age of 55 consist of 26% of the population. Improving access to services for the elderly continues to be a major focus.

Census tracts located within the northeast segment of West Allis have higher concentrations of low-moderate income individuals. Some Census Tracts are in excess of 60%. Significant investment has occurred in this area that includes façade improvements, housing rehabilitation loans, and the construction of a new park.

The City has 355 Section 8 Housing Choice Vouchers (HCVs) for low-income families, 102 Project Based Vouchers (PBVs) for low-income seniors within the Beloit Road Senior Housing Complex, and 149 Veterans Affairs Supportive Housing (VASH) vouchers for low-income veterans. West Allis has expressed interest to the local HUD office, that additional vouchers would be welcomed, if awarded.

The Health Department offers the gamut of lead-related health services, including physical assessments of residences, testing of drinking water, screening of children and pregnant women, educational programs for parents, landlords and contractors.

Actions planned to address obstacles to meeting underserved needs

West Allis has an older population. Residents over the age of 55 consist of 26% of the population. Improving access to services for the elderly continues to be a major focus.

Increased demand for resources on Federal and State level compounded with budget expenditure constraints at a local level are single greatest impediment to meeting the under-served needs of low and very low income West Allis residents. Also, service delivery appears to be challenge for non-profit groups operating on shoe string budgets but lack the ability to effectively administer, function programmatically, and provide services within budgets.

Recently, West Allis has seen increased population growth – largest population in 2019. West Allis also have the second largest percentage of its population among peer cities between ages of 45-64. 14.5% of the population is age 65 or over. Improving access to services for the elderly continues to be a major focus. Actions include continued improvements to the Senior Center, Senior Center Services, and elderly outreach services. These programs improve the quality of life offered to the elderly as well as the City's housing rehabilitation program works to help seniors improve the quality of their housing and delays payments until the home is sold. .

Census tracts located within the northeast segment of West Allis have higher concentrations of low-moderate income individuals. Some Census Tracts are in excess of 60%. Significant investment has occurred in this area that includes façade improvements, housing rehabilitation loans, and the

construction of a new park. The City continues ongoing planning initiatives on how to improve this census tract. The efforts are supported with collaborative partnerships with recent formation of three neighborhood associations. During the period of 2020-2024, the City will continue funding CDBG-eligible activities regarding new redevelopment initiatives that will produce new employment opportunities and attract investment to underserved census tracts/neighborhoods, the funding of a domestic violence support group (WISH Program), and the construction of a new park within a commercial corridor on the east side of the City.

During 2020, the City will continue to provide service to 355 participants in the Section 8 Housing Choice Voucher (HCV) Program, 100 participants in the Veterans Affairs Supporting Housing (VASH) Program, and 102 low-income seniors (age 62 and older) through the Project Based Voucher (PBV) Program. Also in 2020, the City will continue addressing housing needs for low-to-moderate income households through the use of HOME program, through the Housing Rehab Program and by selling new affordable housing to low-to-moderate income households.

Actions planned to foster and maintain affordable housing

The City has 355 Section 8 Housing Choice Vouchers (HCVs) for low-income families, 102 Project Based Vouchers (PBVs) for low-income seniors within the Beloit Road Senior Housing Complex, and 149 Veterans Affairs Supportive Housing (VASH) vouchers for low-income veterans. West Allis has expressed interest to the local HUD office, that additional vouchers would be welcomed, if awarded.

Though approved for 606 vouchers, the budget authority granted by the federal government does not support 100% utilization. West Allis has utilized Section 42 tax credits to help preserve 104 units of affordable housing for seniors and would look to how these programs might benefit the community further.

West Allis, Milwaukee County and Wauwatosa are a HOME consortium focused on creating affordable housing. Efforts have included creating affordable units while providing low interest loans to rehabilitate affordable units. West Allis has also helped provide a balance of affordable units by developing and promoting tax credit assisted housing. The City of West Allis is the only community outside of Milwaukee with an extremely low-income mentally handicapped facility outside of the City of Milwaukee. West Allis also permits group homes and CBRFs and does not have restrictive zoning.

Actions planned to reduce lead-based paint hazards

The Health Department offers the gamut of lead-related health services, including physical assessments of residences, testing of drinking water, screening of children and pregnant women, educational programs for parents, landlords and contractors. Contacts have been made through exhibits at various public events, articles in the City newsletter, and group presentations by health department staff, school and daycare based brochure distributions, and media releases. Referrals have come from area physicians, the department-based WIC program and self-referral by parents. The West Allis Health

Department also owns an XRF lead paint analyzer. .

West Allis adopted an ordinance to establish local authority to deal with lead paint hazards and childhood lead poisoning. State certification of lead paint abatement contractors strengthens this local effort by identifying a pool of abatement contractors who are conversant with the issues involved in lead paint abatement and who are available to carry out abatement work in a safe and healthful manner.

All City residents have been advised of a potential for elevated lead levels in drinking water. The City also has provided special financing to address lead water pipes and many households are taking advantage of the service.

Goals of the Health Department's lead program are:

- To prevent lead poisoning
- To identify children with elevated blood lead levels early to prevent/reduce adverse health impacts.
- To refer children with elevated blood lead for medical intervention and other needed services or resources.
- To conduct environmental investigation and intervention to identify sources of lead and educate on abatement methods .
- To educate community residents/landlords regarding hazards of lead poisoning and lead poisoning prevention.
- To collect and evaluate data to be used in targeting community-wide intervention to places with children at increased risk of lead poisoning.

The Community Development Division maintains a listing of Lead Certified contractors for homeowners. In addition, the City's Housing Rehabilitation programs require lead testing and assists with funding (low interest loans) to address lead paint hazards. Each year, through the Housing Rehabilitation program, the City assists approximately 30 homes.

Also, the City maintains promoting education and remaining at the forefront of assessing lead paint hazards by having staff attend two Lead Assessment Conferences.

Actions planned to reduce the number of poverty-level families

Initiatives funded through federal program funds that will help reduce poverty in the City of West Allis include activities that:

- Enhance the ability of low- and moderate-income homeowners to remain in their homes by providing financial assistance for home repairs
- Support acquisition and/or rehabilitation of affordable housing units

- Support access to benefits for seniors
- Provide job training

Actions planned to develop institutional structure

The City of West Allis has a five year Strategic Plan with defined goals and objectives. The goals outline the delivery of services, improved practices, and the goal of fiscal responsibility and management. Through development of regional partnerships, West Allis has formed collaborative efforts with ERAs to provide elderly outreach and partnerships with Milwaukee County to perform homeless outreach. Regionally, there are entities providing services to reach lmi populations, but stronger efforts are needed to address programmatic silos (i.e. Habitat for Community has functioned only in the City of Milwaukee).

Civic infrastructure can be defined as the capacity of the public, private, and non-profit sectors to sacrifice self-interest and work towards a common goal of improving the community. In order to establish a strong, well-designed and well-developed infrastructure, it must be recognized that the City government, nor CDBG funds alone cannot resolve all problems or provide all economic and social opportunities to reach the desired goals of the Annual or Consolidated Action Plan. Coalitions, partnerships, and networks that facilitate the exchange of information and ideas must be enhanced or formed among all sectors of the community.

The CDBG Program for the City of West Allis is administered though the Department of Development's Community Development Division. The goal of the City and Department is to form a strong, well-defined civic infrastructure, and will attempt during FY 2020-2024 to achieve the following objectives to build support in the City by doing the following:

- Strengthen existing public/private partnerships and create new ones to implement programs and deliver service of all types, with the following entities:

1. Milwaukee County HOME Consortium
2. Participation in Milwaukee Continuum of Care (CoC)
3. Work with Milwaukee County on homeless outreach
4. West Allis-West Milwaukee School District
5. West Allis Health Department/West Allis Senior Center
6. Milwaukee County and United Way Agencies offer services that are being utilized by residents of West Allis.

- Promote citizen participation as a cornerstone of every planning process.
- Expand the use of social media and other media platforms.
- Work to awareness of affordable housing opportunities for persons with low incomes.

1. Other significant participants in the process will be the City's Community Development Authority, the Economic Development Committee, the Community Development Block Grant Committee and the Fair Housing Board, as well as the Wisconsin Housing and Economic Development Authority (WHEDA).

- Create community indicators and benchmarking programs to measure the success of public and private programs and policies.

1. The City will rely principally on private developers for the completion of new construction or substantial rehabilitation projects.

2. The City will also use its CDBG funds to provide "gap financing" to a project when its operating income is insufficient to attract all the equity required.

3. The financing is based on creating jobs for low-to-moderate income individuals.

Staff participation on local committees and boards involved in community development provides input on community needs and means to work toward better coordination services of low-and very low-income residents.

In order to develop appropriate structural actions with CDBG funds, NCDA webinars and conferences, HUD Exchange, Grantee Entitlement Meetings, Section 3 webinars. Staff will continue to attend these CDBG training opportunities in 2020-24.

Actions planned to enhance coordination between public and private housing and social service agencies

The Department of Development serves as liaison to facilitate partnerships that help leverage and broaden the scope of CDBG funded activities. John Stibal, Director of Development, is currently serving as the co-chair of the Milwaukee Continuum of Care in addressing homelessness. When challenges arise, staff looks for ways to have public and private housing, health, and social service agencies work together. Further, in the spirit of intergovernmental cooperation and regionalism, the City of West Allis works with neighboring communities to address issues. The West Allis Health Department is a great example as it provides services for West Allis and West Milwaukee residents.

In the City's Housing Office, residents are able get information on social service, food pantry, and public housing agencies from around the metro-Milwaukee area. West Allis has expressed interest to the local HUD office, that additional Section 8 rent assistance vouchers would be welcomed, providing affordable housing to even more than the 578 low-income households that are already served by West Allis's Section 8 program.

West Allis conducts a solicitation period every summer for new applications for the upcoming CDBG fiscal year. Upon submittal of the application, Department of Development staff review the applications for compliance and eligibility. All the applications are placed within the respective federal allocation

percentages and the funding requests are reviewed with regard to performance measurement standards. A staff recommendation is developed and forward to the citizen Block Grant Committee for review and comment. The Committee adopts a formal recommendation of the plan which is then forwarded to the Common Council for final approval. The Common Council approves the plan and welcomes a 30 day comment period in which a summary of the plan is posted on the City's website, the paper, and other government buildings. The public notice is also mailed to numerous civic and social service organizations.

West Allis has historically funded Public Service projects to the fullest extent (15% of the budget), which requires coordination between the City and various social service agencies, such as the Family Resource Center and Interfaith Older Adult Programs. West Allis plans to continue this public/private coordination with current and/or new social service agencies.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The priority community needs and goals are outlined in the goals and objectives outlined in the Executive Summary above. The goals are based on the concepts formed from past community strategic planning and consultation with community shareholders and organizations that work to serve low-moderate income families. Also the goals relate the priorities identified in the City's Five Year Strategic Plan. The needs identified were those that help maintain the viability of the neighborhoods through community crime prevention and protection and to foster economic revitalization. As a result, the goal of the City of West Allis is to allocate CDBG funding towards activities that address community needs identified as a high priority. However, the reality is the demand of CDBG funds greatly surpasses the availability of funds.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	72,899
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	72,899

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	94.00%

Discussion

West Allis is a member of a HOME Consortium with Milwaukee County and the City of Wauwatosa, and is also a HUD Entitlement Community under the CDBG program. The Five-Year Consolidated Plan (the “Plan”) is a comprehensive document that outlines West Allis's goals on a five-year vision to assist low-moderate income persons and address the presence of slum and blight conditions within the community. In the past few months, West Allis has worked with community stakeholders to establish a vision for housing, community, and economic development actions.

Appendix - Alternate/Local Data Sources

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Wauwatosa Consolidated Plan for the Community Development Block Grant Program (CDBG) is a comprehensive document that outlines goals to assist low/moderate income individuals through various programs/services for a five-year planning period. Each program/project funded with CDBG is designed to meet one of three major objectives (Decent Housing, Suitable Living Environment, or Economic Opportunity) and to contribute accomplishments under one or more of the three categories of outcomes (increase availability/accessibility, increase affordability, increase sustainability).

In addition, Milwaukee County HOME Consortium receives the City of Wauwatosa's share of the HOME funds and provides services with these funds on its behalf.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Provide Services to Senior Citizens: Emphasis is placed on programs that improve the quality of life for Wauwatosa's senior population, which comprises approximately 20% of the total population. In particular, programs serve the needs of low-income seniors.

Improve the quality of life for individuals with disabilities: CDBG funds support programs that offer services to low income individuals with disabilities.

Undertake improvements to public facilities: The City implements eligible public facilities projects as needed in LMI areas.

Promote economic development: The City provides funds to businesses for eligible economic development projects when they create FTE jobs filled with low/moderate income individuals.

Promote equal opportunity in housing: A portion of Wauwatosa's CDBG funding supports The Metropolitan Milwaukee Fair Housing Council who, through its Fair Housing Project, works to ensure that all people have equal access to housing opportunities and to eliminate unfair/illegal discrimination in the sale, rental, financing and insuring of housing. MMFHC provides counseling and investigative services to people who report possible violations of fair housing laws and conducts outreach and informational activities directed toward increasing public awareness of equal opportunity in housing.

Increase and improve affordable housing opportunities for LMI people: The Milwaukee County Home Consortium receives Wauwatosa's HOME funds and administers the First-Time Homebuyers, Rental Assistance and Home Repair Programs for the City of Wauwatosa. Another priority undertakes vital improvements to enhance the quality of life and safety of low-income, elderly and disabled residents in subsidized residential facilities. Priority will also be given to housing programs that perform improvements to low-income homeowners and assist low-income homebuyers.

3. Evaluation of past performance

Projects that address suitable living and economic opportunity objectives consistently meet their goals assisting LMI populations. Programs that fall into the public service and public facilities/economic development categories, such as the programs that assist Wauwatosa's senior and disabled populations, rely on CDBG funding to continue offering quality services to the predominantly LMI populations they serve. Many of these programs apply for CDBG funds on an annual basis and as a result, city staff has been able to foster positive, close-working relationships with the organizations that allow for effective communication and problem solving.

The City of Wauwatosa has a slightly more difficult time meeting the goals of the housing programs. Wauwatosa is almost completely built out, there is very little available land for residential development and vacancy rates (owner and rental) are consistently low – around 2%. In addition, the land values are high in Wauwatosa. The cost of existing housing units is dictated by market forces and new developments have followed market trends/rates as well. The NIMBY philosophy results in resistance to duplex/multi-family housing construction in many areas of the community and makes it challenging to secure approval from the Common Council for these types of projects; the political feasibility of affordable housing remains a barrier to such projects. Discrimination in housing also likely plays a role. All of these characteristics and issues act as impediments to affordable housing.

As a result of the impediments listed above, Wauwatosa will focus funds on supporting/enforcing fair housing initiatives/laws and rehabilitating/upgrading existing low-income housing facilities. Additionally, we will offer continued support of housing that ensures the underserved low-income population living with HIV has housing and support options in Wauwatosa. Participation in the Milwaukee County HOME Consortium usually does not vary too much from year to year. The Section 8 Rent Assistance program has been and continues to essentially be closed to new participants; however the number of households

residing in Wauwatosa as a result of the program remains around 11 each year. The Home Repair Program has assisted over 235 households since 1990 and has been one of the more successful housing programs in Wauwatosa. Conversely, the Homebuyer Assistance Program has assisted only 13 households since 1992, 25 from 2014-2017. The requirements of the program limit its use in Wauwatosa and homebuyer assistance has not been provided since 2017. Continued outreach for these programs will hopefully result in increased participation along with greater accountability of efforts from Milwaukee County.

4. Summary of citizen participation process and consultation process

In an effort to increase public involvement in the development of the Consolidated Plan, West Allis, Wauwatosa, and Milwaukee County contracted with Community Planning and Development Advisors, LLC (CPDA) to conduct focus groups and an on-line citizen survey for stakeholders, practitioners and possible beneficiaries involved with the CDBG and HOME programs.

Wauwatosa and CPDA invited stakeholders from the City who represented a variety of groups, elected officials, and administrators involved in the City's community development program to participate in a focus group.

Email invitations were sent to 43 individuals and organizations, including the City's CDBG Committee, CDBG sub-recipients, relevant City staff (e.g. Health, Engineering, Public Works, Fire and Police), and Common Council members. On November 14, 2019, the consultant (CPDA) facilitated the focus group using a group technique developed to help each individual generate a series of responses to topic questions and the group then clarified and consolidated the ideas. The following questions were asked of the group:

In your opinion:

- 1) What is there about the CDBG Housing/Public Service/Public Facility Improvements/Economic Development/Administration programs (such as: methods, processes, systems, approach, policies) that should continue or be left "as is" over the next five years?
- 2) What is there about the CDBG Housing/Public Service/Public Facility Improvements/Economic Development/ Administration programs that should be changed (add, remove, revise, modify, correct, improve) over the next five years? Suggestions?

(See PR 10 Consultation for responses)

A Milwaukee County 2020-2024 Consolidated Plan Needs survey was conducted online during the months of October and November 2019. The survey was accessible to the residents of the City of Wauwatosa online and a press release with the survey link and purpose was sent to the Wauwatosa Patch and Wauwatosa NOW publication and posted on the City website.

The survey consisted of 33 questions broken into the following categories: Demographic Information; Community Needs Assessment; Funding Priority Assessment; Fair Housing Questionnaire. There were 30 responses from residents of the City of Wauwatosa. The activities identified as having the highest need for funding were Neighborhood Improvements (sidewalk, curb, street improvements, sidewalk accessibility improvements); Affordable Housing (Housing for Seniors, Disabled, Homeowners and Homebuyer Assistance); Rehabilitation of Housing (Accessibility Improvements for Disabled Persons); and Public Services (Transportation Services for Seniors, Mental Health Services, Substance Abuse Services). More than 50% of respondents thought discrimination in housing was an issue in their community, but 100% said they had not experienced discrimination.

Citizens and other interested parties had the opportunity to comment on the 5-Year Consolidated Plan between March 2, 2020 and April 4, 2020. Written comments submitted to the Development Department were also accepted. Notice of the hearing/comment period was noticed 30 days prior to submittal to HUD. Notice was sent to community organizations that may have an interest in the plan.

5. Summary of public comments

Summary of Focus Group Results:

The highest rated strengths of the program were the City's staff, according to the group, they said they were a pleasure to work with, and they provided timely responses to questions and were flexible and helpful. The next rated strength was the application for funding, it was consistent from year to year and the reporting requirements of the program were clear and understandable.

The weaknesses of the program were: the housing priority has been difficult to address, not enough was done over last 5 years; need to facilitate collaboration and communication between agencies that receive funding; need for more opportunity for agencies to market/inform each other about their programs; and more communication, in general, needed.

The focus/priorities for the next 5 years receiving the highest ranking were: make decisions on how to address the need for a senior center; facilitate/encourage collaboration and communication among agencies, have localized events in Wauwatosa; have training sessions for perspective applications each year and use rating criteria for review of applications.

Summary of Survey Results:

Three hundred and fifty-five (335) residents of Milwaukee County accessed the survey with 79% (266) of those responding completing the survey. Fifty-five (21%) survey respondents who specified their locality indicated they live outside of Milwaukee County or in the City of Milwaukee. These respondents were filtered out of the analysis, as the City of Milwaukee and surrounding counties are not included in the Milwaukee County Consolidated Plan.

Housing/Community Needs: The respondents rated the following housing needs as 1) maintenance and upkeep of rental properties; 2) Home repairs for existing homeowners; 3) Actions to address abandoned vacant properties; 4) Affordable rental housing and 5) Increasing home ownership. Public Facility Improvements The facility improvement activity rated as having the highest need were to improve the condition of neighborhood parks and/or public spaces, next was to improve the condition of neighborhood/community facilities and then to increase the number of recreational facilities.

Results of Public Hearing:

Ten different community organizations provided comment at the public hearings on the Consolidated Plan. Comments demonstrated the need for safe, affordable housing, especially for low-income senior and disabled populations and public services to provide additional support. Emergency food and basic need supplies also are in demand and the agencies providing support have seen increased use over the years.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were heard and accepted.

7. Summary

All comments were heard and accepted.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	WAUWATOSA	
CDBG Administrator	WAUWATOSA	Development Department - Planning Division
HOPWA Administrator		
HOME Administrator	WAUWATOSA	
HOPWA-C Administrator		

Table 81– Responsible Agencies

Narrative

The Development Department at the City serves as the administrator the City's CDBG funding. The Department is responsible for oversight and monitoring of CDBG funds, along with the various subrecipients of these funds, in addition to authoring and submitting required reports. All reimbursement requests are submitted to the Finance Department for processing and check issuance.

The development of the consolidated/annual plan is based on a collaborative process that included public meetings to solicit comments from interested groups and individuals, and input from the CDBG Committee, Common Council, and City Planning staff. The general public and interested/current applicants and their constituents are invited to the public meetings and encouraged to provide comment on the plan.

The organizations that have been selected to receive funds provide data and narrative information about their programs and services which are incorporated into the plan; the CDBG Committee is a group of volunteer citizens who, along with information provided by City staff, determine the community needs that are prioritized and addressed in the plan. This recommendation is approved by the City's Budget & Finance Committee and Common Council.

Consolidated Plan Public Contact Information

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

In an effort to increase public involvement in the development of the 2020-2024 Five-Year Consolidated Plan, the City of West Allis, the City of Wauwatosa, and Milwaukee County contracted with Community Planning and Development Advisors, LLC (CPDA) to conduct focus groups and an on-line citizen survey for stakeholders, practitioners and possible beneficiaries involved with the CDBG and HOME programs. See attached report with questions and responses.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The organizations that have been selected to receive funds provide data and narrative information about their programs and services which are incorporated into the plan; the CDBG Committee is a group of volunteer citizens who, along with information provided by City staff, determine the community needs that are prioritized and addressed in the plan. This recommendation is approved by the City's Budget & Finance Committee and Common Council. The City staff member will foster a consistent relationship and increase communication with Milwaukee County and the administration of the City's HOME funds. Continued input will be solicited from the Wauwatosa Health Department, also a subrecipient of CDBG funds. Staff, when appropriate and possible, will seek new avenues and partnerships with agencies for meeting/expanding underserved needs in the community. Staff maintains regular communication with subrecipients throughout the year.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City is a member of the Continuum of Care (CoC), signs onto the NOFA application and attends COC monthly meetings to remain up to date on services that offered in the community. The City participated in the COC sponsored point in time homeless count and will continue to do so to track the population over time.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Development Director attends COC meetings and can provide input at this time.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 82– Agencies, groups, organizations who participated

1	Agency/Group/Organization	Lutheran HOMe
	Agency/Group/Organization Type	Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Wauwatosa emailed focus group invitations to 42 individuals and organizations, including the City's CDBG Committee, CDBG sub-recipients, relevant City Departments (e.g. Department of Health & Public Works), and the Common Council for the purpose of getting their input into the community development focus/priorities for the next 5-year Con Plan.
2	Agency/Group/Organization	Metropolitan Milwaukee Fair Housing Council
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Wauwatosa emailed focus group invitations to 42 individuals and organizations, including the City's CDBG Committee, CDBG sub-recipients, relevant City Departments (e.g. Department of Health & Public Works), and the Common Council for the purpose of getting their input into the community development focus/priorities for the next 5-year Con Plan.
3	Agency/Group/Organization	TOSA COMMUNITY FOOD PANTRY
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Wauwatosa emailed focus group invitations to 42 individuals and organizations, including the City's CDBG Committee, CDBG sub-recipients, relevant City Departments (e.g. Department of Health & Public Works), and the Common Council for the purpose of getting their input into the community development focus/priorities for the next 5-year Con Plan.
4	Agency/Group/Organization	Wauwatosa Health Department
	Agency/Group/Organization Type	Services-Health Health Agency Grantee Department

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Wauwatosa emailed focus group invitations to 42 individuals and organizations, including the City's CDBG Committee, CDBG sub-recipients, relevant City Departments (e.g. Departments of Health & Public Works), and the Common Council for the purpose of getting their input into the community development focus/priorities for the next 5-year Con Plan.
5	Agency/Group/Organization	ERAs Senior Network, Inc
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Wauwatosa emailed focus group invitations to 42 individuals and organizations, including the City's CDBG Committee, CDBG sub-recipients, relevant City Departments (e.g. Departments of Health & Public Works), and the Common Council for the purpose of getting their input into the community development focus/priorities for the next 5-year Con Plan.
6	Agency/Group/Organization	WISCONSIN WOMENS BUSINESS INITIATIVE
	Agency/Group/Organization Type	Services-Education Services-Employment Community Development Financial Institution

	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Wauwatosa emailed focus group invitations to 42 individuals and organizations, including the City's CDBG Committee, CDBG sub-recipients, relevant City Departments (e.g. Departments of Health & Engineering), and the Common Council for the purpose of getting their input into the community development focus/priorities for the next 5-year Con Plan.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		Both identify goals of economic development/employment, access to supportive services, and providing resources to safe, affordable housing as ways to prevent the risk of homelessness.

Table 83– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City is part of the HOME Consortium, along with Milwaukee County and the City of West Allis. Each entity worked together on the drafting of the Consolidated Plan and will continue to work together on implementation of the Plan.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

A Milwaukee County Consolidated Plan Needs survey was conducted online during the months of October and November, 2019. The survey was accessible to the residents of the City of Wauwatosa online and was distributed through email. The survey consisted of 33 questions broken into the following categories:

- Demographic information
- Community needs assessment
- Public spending importance assessment
- Feedback regarding municipal changes, communication from City or County officials regarding CDBG and HOME programs, and recommendations for the use of public funds in Wauwatosa

Public Notices soliciting public input were placed on the City's website and distributed to community-based organizations. Public Notices for Public Hearings are published in the official City newspaper, WestNow, posted at City Hall and Police Department and posted online in the meeting portal. All CDBG Public Hearings are held in buildings which are handicap accessible to allow for access to elderly persons and persons with disabilities.

The first Public Hearing was held on October 30, 2019 during a meeting with the Community Development Block Grant Committee and a second Public Hearing was held on November 6, 2019 to present the recommended community development activities to the general public and to solicit feedback.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Internet Outreach	Non-targeted/broad community	There were 30 responses from the City of Wauwatosa.	Comments provided generally fell into one of four groups: the need for services to assist the City's senior population, the need to assist activities that serve people with disabilities, the need for emergency relief services to help people in tough economic times, and the need to rehab housing units in order to maintain a quality housing supply. Each commentator iterated tight or declining budgets/resources for providing services coupled with an increased and/or growing demand for services.	All comments were accepted and considered in the development of the Con Plan.	

2	Public Meeting	Non-targeted/broad community	# residents of Milwaukee County accessed the survey with 79% (266) of those responding completing the survey. Fifty-five (21%) survey respondents who specified their locality indicated they live outside of Milwaukee County or in the City of Milwaukee. These respondents were filtered out of the analysis, as the City of Milwaukee and surrounding counties are not included in the Milwaukee County Consolidated Plan. Additionally, this analysis includes only survey respondents who completed the	Comments provided generally fell into one of four groups: the need for services to assist the City's senior population, the need to assist activities that serve people with disabilities, the need for emergency relief services to help people in tough economic times, and the need to rehab housing units in order to maintain a quality housing supply. Each commenter iterated tight or declining budgets/resources for providing services coupled with an increased and/or growing demand for services.Housing/Community Needs: The respondents rated the following housing needs as 1)maintenance and upkeep of rental properties; 2) Home repairs for existing	Comments provided generally fell into one of four groups: the need for services to assist the City's senior population, the need to assist activities that serve people with disabilities, the need for emergency relief services to help people in tough economic times, and the need to rehab housing units in order to maintain a quality housing supply. Each commenter iterated tight or declining budgets/resources for providing services coupled with an increased and/or growing demand for services.Housing/Community Needs: The respondents rated the following housing needs as 1)maintenance and upkeep of rental properties; 2) Home repairs for existing	
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			<p>majority of the survey. Seventy people who started the survey quit the survey after question five of the demographic section. As a result, these people did not answer the questions regarding public funding and would not have contributed to the full survey analysis and have been removed. Therefore, a total of 231 persons who live in Milwaukee County completed the survey. The survey respondents represented 18 localities. The majority represented the City of West Allis (43%) and the City</p>	<p>homeowners; 3) Actions to address abandoned vacant properties; 4) Affordable rental housing and 5) Increasing home ownership.Public Facility Improvements The facility improvement activity rated as having the highest need were to improve the condition of neighborhood parks and/or public spaces, next was to improve the condition of neighborhood/community facilities and then to increase the number of recreational facilities. The lowest ranked need was to increase the number of neighborhood/community facilities.Economic Development/Public ImprovementsThe highest rated need for the spending of public dollars was to encourage the development of small</p>	<p>homeowners; 3) Actions to address abandoned vacant properties; 4) Affordable rental housing and 5) Increasing home ownership.Public Facility ImprovementsThe facility improvement activity rated as having the highest need were to improve the condition of neighborhood parks and/or public spaces, next was to improve the condition of neighborhood/community facilities and then to increase the number of recreational facilities. The lowest ranked need was to increase the number of neighborhood/community facilities.Economic Development/Public ImprovementsThe highest rated need for the spending of public dollars was to encourage the development of small</p>	
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			<p>of Wauwatosa (40%). See the graphs provided as attachments for all localities represented.</p>	<p>businesses, the repair/replace sanitary sewers, storm sewers or water lines and increase the opportunities for jobs/employment. The highest rated low needs were remove/repair/replace blighted and damaged buildings, improve/increase the number of bus stops and/or bus shelters, remove or remediate brownfield sites.Homeless/Public ServicesThe highest level of need were for mental health services, programs that assist persons with disabilities and programs that assist senior citizens. The highest rated low need was for facilities improvements for non-profit organizations.The most important activities for spending public dollars over the next five years were: Housing -</p>	<p>businesses, the repair/replace sanitary sewers, storm sewers or water lines and increase the opportunities for jobs/employment. The highest rated low needs were remove/repair/replace blighted and damaged buildings, improve/increase the number of bus stops and/or bus shelters, remove or remediate brownfield sites.Homeless/Public ServicesThe highest level of need were for mental health services, programs that assist persons with disabilities and programs that assist senior citizens. The highest rated low need was for facilities improvements for non-profit organizations.The most important activities for spending public dollars over the next five years were: Housing -</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
				Housing for seniors; Public Facility Improvements - Improve the condition of neighborhood parks and/or public spaces; Economic Development and Public Improvements - Encourage the development of small businesses; and Homeless and Public Service Activities - Programs that assist senior citizens.	Housing for seniors; Public Facility Improvements - Improve the condition of neighborhood parks and/or public spaces; Economic Development and Public Improvements - Encourage the development of small businesses; and Homeless and Public Service Activities - Programs that assist senior citizens.	

Table 84– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Based on census demographics depicting characteristics of the housing market, the City determined that its housing priority needs include the rehabilitation of an aging housing stock, rent or down payment assistance for burdened renters/homebuyers, and housing for seniors, especially those with disabilities.

CDBG funds will be used to support the rehabilitation of existing affordable and subsidized housing in Wauwatosa. The city will work with private developers interested in constructing affordable housing in the city, supporting financial incentives when appropriate. The city does not operate any public housing, but seeks to maintain the subsidized housing in the city and support fair housing initiatives. In addition, the use of CDBG funds for housing unit rehabilitation projects will be promoted and encouraged when possible, in order to create more affordable housing options in the city. Outreach, technical assistance and additional support will be offered to projects that include affordable housing components. HOME funds are targeted for rental vouchers, rehabilitation projects and first-time homebuyers, all portions of the city's population and housing stock that need assistance. The city will continue to advertise the use of these programs to residents via the city newsletter and website.

The City of Wauwatosa typically receives just under one million dollars in CDBG funds annually and almost 90% is allocated to public service/community programs or public facilities, economic development or rehab projects that conduct activities benefiting LMI people. Community needs are developed mainly through the continuation of the goals and strategies of previous strategic plans (See attached Needs table). Allocations for the remaining projects are focused on serving LMI populations and are geographically distributed throughout the community. Seniors and people with disabilities represent a significant portion of the city's population living below the poverty level, so priorities have been assigned for allocating investments to activities that reach these populations in the community.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Emphasis is placed on programs and facilities that improve the quality of life for Wauwatosa's senior population, which comprises approximately 20% of the total population. Seniors and people with disabilities represent a significant portion of the city's population living below the poverty level, so priorities have been assigned for allocating investments to activities that reach these populations in the community.

Many facilities in the City were constructed prior to 1980 and are in need of major system updates and repairs.

How were these needs determined?

Assessment records and City inventory and building permit records on infrastructure indicated the age of facilities and those most likely in need of repair.

Describe the jurisdiction's need for Public Improvements:

Allocations for public improvements are prioritized for and conducted in LMI areas. The exact sections of infrastructure selected for improvements in these areas are based on greatest need of repair and/or in coordination with the City's capital improvements plan.

How were these needs determined?

The City's capital improvements plan assesses the need for infrastructure needs, including those needed in LMI areas of the City. The exact sections of infrastructure selected for improvements in these areas are based on greatest need of rehabilitation and/or improvement to serve the LMI population.

Describe the jurisdiction's need for Public Services:

Emphasis is placed on programs that improve the quality of life for Wauwatosa's senior population, which comprises approximately 20% of the total population. In particular, programs serve the needs of low-income seniors. Programs that offer services to low income individuals with disabilities and emergency food/basic needs services are in demand as well.

How were these needs determined?

The size of the senior citizen population in Wauwatosa provides justification for the need for supportive services, in addition to the increased demand for services serving people with disabilities and emergency basic needs services as evidenced by the reporting of the nonprofits in the community serving these populations.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Wauwatosa's housing stock is predominantly owner-occupied and older, with almost 75% constructed before 1960. The vast majority of housing units are single-family homes and duplexes. Elena's House provides housing and additional services for individuals living with HIV/AIDS and hopes to expand in the near future. There are six subsidized housing facilities in Wauwatosa. Approximately 220 units are for seniors, 24 units are specifically for families and a portion of these accommodate people with disabilities. The elderly and people with disabilities struggle finding housing compatible with their needs and paying more than 30% of their income on housing costs. Extremely low-income people face challenges locating affordable housing. Wauwatosa continues to maintain a strong housing market and the availability of affordable, entry-level homes remains a challenging find. As a landlocked, mostly built-out community, the city has not experienced large increases in housing units and there are not any vacant buildings suitable for housing rehabilitation. Redevelopment of parcels provides the best avenue for incorporating affordable housing.

Based on census demographic trends depicting characteristics of the housing market, the City determined that its housing priority needs include the rehabilitation of an aging housing stock, rent assistance for burdened renters, low-income homebuyer assistance, and housing for seniors, especially those with disabilities.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Wauwatosa has a diverse business community and remains a location capable of attracting new and expanding business. It is important to continue to have a workforce with needed skills to maintain current businesses and attract new businesses.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	33	0	0	0	0
Arts, Entertainment, Accommodations	2,106	4,215	10	9	-1
Construction	656	554	3	1	-2
Education and Health Care Services	5,636	23,877	26	48	22
Finance, Insurance, and Real Estate	2,113	3,457	10	7	-3
Information	687	836	3	2	-1
Manufacturing	2,690	4,048	12	8	-4
Other Services	797	910	4	2	-2
Professional, Scientific, Management Services	3,168	4,206	15	9	-6
Public Administration	0	0	0	0	0
Retail Trade	2,060	5,065	9	10	1
Transportation and Warehousing	540	446	2	1	-1
Wholesale Trade	1,328	1,662	6	3	-3
Total	21,814	49,276	--	--	--

Table 85 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	26,770
Civilian Employed Population 16 years and over	25,690
Unemployment Rate	4.02
Unemployment Rate for Ages 16-24	10.81
Unemployment Rate for Ages 25-65	3.08

Table 86 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector		Number of People
Management, business and financial	9,425	
Farming, fisheries and forestry occupations	870	
Service	1,995	
Sales and office	5,245	
Construction, extraction, maintenance and repair	849	
Production, transportation and material moving	720	

Table 87 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	19,675	80%

Travel Time	Number	Percentage
30-59 Minutes	4,215	17%
60 or More Minutes	625	3%
Total	24,515	100%

Table 88 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	290	75	240
High school graduate (includes equivalency)	2,155	150	720
Some college or Associate's degree	5,265	210	840
Bachelor's degree or higher	14,495	380	1,640

Table 89 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	14	8	20	65	220
9th to 12th grade, no diploma	260	135	155	215	340
High school graduate, GED, or alternative	595	640	670	1,715	2,300
Some college, no degree	1,105	1,035	885	2,270	1,600
Associate's degree	65	505	495	1,130	375
Bachelor's degree	745	4,015	2,340	4,110	1,525

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	15	2,205	1,465	2,385	1,230

Table 90 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,531
High school graduate (includes equivalency)	28,531
Some college or Associate's degree	36,735
Bachelor's degree	52,853
Graduate or professional degree	62,003

Table 91 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sector in Wauwatosa is Health Care Services and Education. There is a regional medical complex in Wauwatosa. Retail Trade is the second largest sector. Mayfair Mall is a regional shopping center in Wauwatosa as well as the Mayfair Collection and other commercial corridors such as the Village, East Tosa and Midtown. Arts/entertainment/accommodations and professional/scientific/management services being equal in number of workers as the third largest sectors.

Describe the workforce and infrastructure needs of the business community:

The data indicates that much of the business community needs an educated, skilled workforce and infrastructure to support growth and expansion. Complimenting service sector employees are necessary as well as supportive services to existing businesses. Unemployment rates are low in Wauwatosa (3.08%) and the majority of the civilian labor forces has a Bachelor's Degree or higher.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The development of The University of Wisconsin-Milwaukee's Innovation Campus will spur job creation in the area, along with any expansions at the Regional Medical Center and the Research Park. Current and future retail developments will also lead to more jobs in the community. While many of these jobs will require higher education and skill levels, others will provide opportunities for populations that do not.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The demographic data indicates that the education level of the workforce matches that of the higher level jobs in the community. Those with higher education also tend to have greater incomes. There is also demand for employees in retail positions that could supply jobs to those without as much education in the community or to those looking for work outside of the community.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City provides funding to WWBIC, which provides training and technical assistance to people interested in starting businesses/microenterprises in the community. There is one trade school in the City. Supporting these entities will encourage economic development and job creation in the area.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

The population of Wauwatosa is relatively well-educated and skilled overall. While there are many skilled jobs in the community, there are also opportunities for people to find lower skilled jobs in order to gain work experience and skills to help them advance. Wauwatosa can be a place of employment for the low-income laborforce in surrounding communities as well. Encouraging and maintaining a diverse business environment will provide opportunities within the City and for neighboring municipalities.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The majority of housing in Wauwatosa, and almost all of it on the east side of the City (seat of N 92nd St) was constructed prior to 1972 when lead based paint was outlawed; most housing on the east side was constructed before 1950. Other concentrations center around areas that have subsidized housing facilities and in census tracts where the population has a housing cost burden.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Concentrations in Wauwatosa look at the top census tracts with the highest percentages of racial minorities and low-income families. There are 13 census tracts in Wauwatosa. Overall Wauwatosa's population is approximately 87% white, 4.8% black/African American, 4.4% Asian and 2.8% other or two or more races. The highest minority concentrations occur in census tracts 901 (3.4% Black), 902 (4.3% Black), 903 (6% Asian, 2.8% Black) and 909 (2.7% Black, 3.1% other/2 or more races).

Four census tracts have poverty levels above 5% of the total population: census tracts 901 (5.1% below poverty level), 903 (6% below poverty level), 910 (5.9% below poverty level), and 912 (7.3% below poverty level). Two of these census tracts (901 and 909) coincide with areas that also have higher minority populations. In addition, three of these tracts (901, 903, and 912) have subsidized housing facilities located in the area, particularly low-income senior housing.

What are the characteristics of the market in these areas/neighborhoods?

These areas either include a smaller lot size/smaller homes and duplexes, subsidized housing complex, senior housing complex, and/or are located closer to the City of Milwaukee boundary.

Are there any community assets in these areas/neighborhoods?

These neighborhoods exhibit one or more of the following assets: access to transportation, access to parks, and/or proximity to schools.

Are there other strategic opportunities in any of these areas?

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

In 2013-2017 ACS, 90.3 percent of households in Wauwatosa city, Wisconsin had a computer, and 83.7 percent had a broadband internet subscription.

An estimated 85.5 percent of households had a desktop or laptop, 73.2 percent had a smartphone, 57.7 percent had a tablet or other portable wireless computer, and 5.5 percent had some other computer.

Among all households, 57.8 percent had a cellular data plan; 76.1 percent had a broadband subscription such as cable, fiber optic, or DSL; 3.4 percent had a satellite internet subscription; 0.4 percent had dial-up alone; and 0.2 percent had some other service alone.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are several internet service providers in Wauwatosa. AT&T and Spectrum provide internet service. Service is available to 100% of the city. There are other satellite options as well. According to the American Community Survey 2013-2017, 83.7 percent had a broadband internet subscription in Wauwatosa.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City's CDBG program focuses on serving LMI populations in need of supportive and housing services. Overall activities are conducted city-wide and there is an emphasis places on services for seniors and people with disabilities, housing rehabilitation programs, and economic development activities that create jobs. As an entitlement community, Wauwatosa receives approximately the same annual CDBG allocation. While meeting goals to provide services is accomplished each year, it is more difficult to meet housing goals that necessitate overcoming obstacles to affordable housing. Economic development activities have been successful in recent years as well and the City will continue to plan for such activities moving forward.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 92 - Geographic Priority Areas

1	Area Name:	Wauwatosa CDBG Entitlement Jurisdiction
	Area Type:	Entitlement City Jurisdiction
	Other Target Area Description:	Entitlement City Jurisdiction
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Allocations are focused on serving LMI populations and are geographically distributed throughout the community. Seniors and people with disabilities represent a significant portion of the City's population living below the poverty level, so priorities are assigned for allocating investments to activities that reach these populations in the community. Commercial districts and businesses are scattered throughout the city. Economic development strategies are identified in order to fund activities and initiatives that create/retain LMI jobs and promote economic development in business districts.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 93 – Priority Needs Summary

1	Priority Need Name	Housing
	Priority Level	High
	Population	Low Moderate Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Entitlement City Jurisdiction
	Associated Goals	Increase the supply of standard affordable housing
	Description	Provide new rental units; Rehab affordable rental units including units for persons with disabilities; Rehab owner-occupied housing; Provide minor rehab/ accessibility to owner-occupied units; Promote ownership including for persons with disabilities.
	Basis for Relative Priority	Based on census demographics depicting characteristics of the housing market, the city determined that its housing priority needs include the rehabilitation of an aging housing stock, rent assistance for burdened renters, and housing for senior, especially those with disabilities.
2	Priority Need Name	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Entitlement City Jurisdiction
	Associated Goals	Provide Services to targeted populations
	Description	Provide health and recreational services to elderly and disadvantaged populations; Provide emergency basic needs services to low/moderate income households; Provide support services to individuals living with HIV/AIDS; Provide support services for LMI persons seeking self-sufficiency, jobs and housing counseling.
	Basis for Relative Priority	Allocations are focused on serving LMI populations and are geographically distributed throughout the community. Seniors and people with disabilities represent a significant portion of the city's population living below the poverty level, so priorities have been assigned for allocating investments to activities that reach these populations in the community.

3	Priority Need Name	Public Infrastructure/Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Entitlement City Jurisdiction
	Associated Goals	Improve/develop infrastructure
	Description	Rehab/construct facilities for LMI services; Provide infrastructure to meet LMI needs, remove blight, improve parks; Provide new infrastructure to meet demand; Work with private sector to meet new infrastructure needs for LMI populations; Rehab/construct facilities for LMI services.

	Basis for Relative Priority	Community needs are developed mainly through the continuation of the goals and strategies of previous strategic plans. Allocations for infrastructure projects are prioritized for and conducted in LMI areas. The exact sections of public infrastructure selected for improvements in these areas are based on greatest need of repair and/or in coordination with the City's capital improvements plan.
4	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Entitlement City Jurisdiction
	Associated Goals	Develop economy and employment
	Description	Assist private businesses to create jobs; Provide technical assistance to persons starting a business; Provide loans to micro-businesses; Work with non-profits to provide LMI with training.
	Basis for Relative Priority	Commercial districts and businesses are scattered throughout the city. Businesses that are approved for economic development loans or grants are geographically distributed throughout the city. Economic development strategies are identified in order to fund activities and initiatives that create/retain LMI jobs and promote economic development community-wide.
5	Priority Need Name	Administration and Planning
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Entitlement City Jurisdiction
	Associated Goals	Provide strong program planning and administration
	Description	Provide effective, efficient and compliant administration of the CDBG Program. Conduct planning studies as necessary and relevant.
	Basis for Relative Priority	Need to administer the CDBG program effectively, efficiently, and in compliance with HUD regulations and requirements associated with the CDBG and HOME programs. Conduct planning studies that compliment and/or support the goals of the Plan.

Narrative (Optional)

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Wauwatosa anticipates receiving a total of **\$1,010,178** in new Community Development Block Grant (CDBG) funding in 2020. In addition to the annual allocation, some projects will be funded with carryover funds from previous years or unspent funds from closed out projects and unexpended funds from completed 2019 projects will be carried over for applicants that have been approved by Common Council for funding in 2020. Should the City's 2020 grant award be greater or less than estimated, funding levels will be adjusted proportionally and/or additional unspent funds may be used to supplement funding levels if approved by Common Council. Also, Milwaukee County HOME Consortium receives the City of Wauwatosa's share of HOME funds and provides services with these funds on its behalf.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,010,178	12,000	0	1,022,178	4,040,712	

Table 94 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The individual organizations and programs that the City funds with CDBG money are able to leverage additional resources from the private and non-profit sector in order to fully implement their projects. Each organization that the city allocates CDBG funds to relies on other funding sources to operate and receives private donations or other grants.

The City of Wauwatosa only directly receives HUD funds from the CDBG Program and this program does not have any matching requirements.

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

The Wauwatosa Senior Center conducts operations out of City Hall and the Muellner Building located in Hart Park, which is a publicly owned land and a public building.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
WAUWATOSA	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

Table 95 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City's Development Department is the agency responsible for oversight and monitoring of CDBG funds along with the various subrecipients of these funds, in addition to authoring and submitting required reports. To develop institutional structure, planning staff will continue to administer CDBG program duties and enhance coordination with the various institutions with which it works – City government, HUD, subrecipients and community groups and citizens. Further actions will be taken to refine the structure of annual application, reporting and monitoring processes, such as updating and creating forms/checklists/timelines/notices and distributing timely information to all relevant entities. Actions to clarify and streamline processes will provide an organized, defined institutional structure. Staff is also creating and maintaining a procedures reference manual that defines the various components and structure of the CDBG program.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Mortgage Assistance	X	X	
Rental Assistance	X	X	X
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			

Table 96 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Wauwatosa does not currently have an avenue for aiming funds at ending chronic homelessness, but rather aims funds at preventing homelessness in the community through the funding of programs that assist LMI households. Additionally, the Health and Community Development Departments provide referrals to housing services for the homeless in the Milwaukee area.

Obstacles to addressing this issue include not having a good or accurate method for assessing the City's homeless population and their needs.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths of the Milwaukee COC system include offering a range of emergency, transitional, and permanent housing as well as strong prevention services. The system continues to serve about 780 new individuals and children each quarter. The Point in Time count of unsheltered has decreased from 148 households without children in 2009 to 82 households in 2013. The PIT count of unsheltered has decreased from 72 households (with at least one child) to 5 households in 2013.

Some of the current weaknesses or gaps in the shelter system include the following:

1. Agencies continue to experience a shortage of funds and other resources to meet current needs and successfully help households move into better quality of life situations and into permanent housing.
2. The highest demand relative to capacity (utilization rate) is for individuals in permanent supportive housing. This suggests a subsector of the system that needs additional beds and services, or a more effective effort to work with those residents to move them more quickly into non-supported permanent housing.
3. The number and percentage for those "living in a place not meant for human habitation" has increased to about 50% of individuals of "homeless before program entry" compared to those coming from emergency shelter, transitional housing or safe haven (PTI, 2013, p.21)

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Wauwatosa aims funds at preventing homelessness in the community through the funding of programs that assist LMI households. Additionally, the Health and Community Development Departments provide referrals to housing services for the homeless in the Milwaukee area.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the supply of standard affordable housing	2020	2024	Affordable Housing	Wauwatosa CDBG Entitlement Jurisdiction	Housing	CDBG: \$1,500,000	Rental units rehabilitated: 50 Household Housing Unit Homeowner Housing Rehabilitated: 125 Household Housing Unit
2	Provide Services to targeted populations	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Wauwatosa CDBG Entitlement Jurisdiction	Public Services	CDBG: \$750,000	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
3	Improve/develop infrastructure	2020	2024	Non-Housing Community Development	Wauwatosa CDBG Entitlement Jurisdiction	Public Infrastructure/Facilities	CDBG: \$1,500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 315 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Develop economy and employment	2020	2024	Non-Housing Community Development	Wauwatosa CDBG Entitlement Jurisdiction	Economic Development	CDBG: \$350,000	Jobs created/retained: 29 Jobs Businesses assisted: 150 Businesses Assisted
5	Provide strong program planning and administration	2020	2024	Administration	Wauwatosa CDBG Entitlement Jurisdiction	Administration and Planning	CDBG: \$1,000,000	Other: 1 Other

Table 97 – Goals Summary

Goal Descriptions

1	Goal Name	Increase the supply of standard affordable housing
	Goal Description	Provide new rental units; Rehab affordable rental units including units for those persons with disabilities; Rehab owner-occupied housing; Provide minor rehab/accessibility for owner-occupied housing; Promote ownership include for those persons with disabilities;
2	Goal Name	Provide Services to targeted populations
	Goal Description	Provide health and recreational services to elderly, disadvantaged and HIV/AIDS populations; Provide recreation and education opportunities; Assist crime awareness/drug abuse programs; Provide support services for LMI persons seeking self-sufficiency and jobs and housing counseling; Provide emergency basic needs services.

3	Goal Name	Improve/develop infrastructure
	Goal Description	Rehab/construct facilities for LMI services; Provide infrastructure to meet LMI needs, remove blight, improve parks; Remove blighting influences; Provide new infrastructure to meet demand; Work with private sector to meet new infrastructure needs for LMI;
4	Goal Name	Develop economy and employment
	Goal Description	Assist private businesses to create jobs; Provide technical assistance to persons starting a business; Provide loans to micro-businesses; Work with non-profits to provide LMI persons with training; Provide gap-filling employment services for households receiving public assistance.
5	Goal Name	Provide strong program planning and administration
	Goal Description	Provide effective administration of the CDBG program; Provide completion of relevant planning studies.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

View

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Wauwatosa's Human Health Hazard Ordinance authorizes the Wauwatosa Health Department to issue orders to abate lead hazards in homes where a lead-poisoned child resided. The lead certified health department staff conducts investigations and follow-up inspections to verify the hazard, write clean-up orders and determine compliance by the date specified on the orders. Citations will be issued if clean-up is not completed when ordered.

Grants are available to LMI households as part of the Health Department's lead paint hazard reduction program. Priority is given to those with greatest need and with young children residing in the home. Any housing activities or projects funded with CDGB monies are subject to lead based paint rules and regulations and subrecipients are required to sign a contract stating they will comply with the regulations.

In addition, the City partners with Milwaukee County who is working to reduce potential lead-based paint hazards as well. The Consolidated Plan outlines a 5 year strategy to reduce lead-based paint hazards, which includes the following steps:

- Continue to educate program participants on lead-paint hazards and provide each client "Protect Your Family from Lead in Your Home" or "Renovate Right".
- Continue to have program staff licensed by the State of Wisconsin as Lead Risk Assessors.
- Provide home rehabilitation clients with lead risk assessments (except for emergency repairs and architectural barrier removal).
- Provide grants to rehabilitation loan clients to address lead-paint hazards.
- Require any contractor disturbing a painted surface be licensed with the State of Wisconsin as a Lead-Safe renovator and when necessary as a Lead Abatement Contractor.

How are the actions listed above integrated into housing policies and procedures?

Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities. These requirements are written into all agreements as well.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City will continue to provide grants for emergency relief services to families and individuals below the poverty level. The provisions of food, school supplies and clothes lift some of the cost burden of these necessities and help to alleviate poverty.

The city will be administering grants to businesses for the purpose of job creation for LMI individuals, thereby working to alleviate poverty for these people. Providing a steady paycheck and opportunity for individuals to gain employment skills along with a stable employment record can lead to lasting solution for poverty reduction.

The City of Wauwatosa will continue to support and coordinate with the Milwaukee County Home Consortium to provide home repair grants/loans, rental assistance and first-time homebuyers assistance to Wauwatosa families in order to relieve these financial burdens for LMI families. In addition, the city will continue to uphold and enforce zoning ordinances that maintain small-size residential lots and allow for high-density, multi-family developments that can more easily accommodate LMI households. Providing stable, affordable housing offers a big first step out of poverty for low-income families who spend a disproportionate amount of their income on housing costs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City of Wauwatosa will continue to support and coordinate with the Milwaukee County Home Consortium to provide home repair grants/loans, rental assistance and first-time homebuyers assistance to Wauwatosa families in order to relieve these financial burdens for LMI families. In addition, the city will continue to uphold and enforce zoning ordinances that maintain small-size residential lots and allow for high-density, multi-family developments that can more easily accommodate LMI households. Accessory Dwelling Units (ADU) are allowed in Wauwatosa. Providing stable, affordable housing offers a big first step out of poverty for low-income families who spend a disproportionate amount of their income on housing costs.

Regionally the Southeast Wisconsin Regional Plan Commission has a Year 2035 Regional Housing Plan that the City participates in and attempts to coordinate poverty reducing goals, programs, and policies with affordable housing.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Wauwatosa anticipates receiving a total of **\$1,010,178** in new Community Development Block Grant (CDBG) funding in 2020. In addition to the annual allocation, some projects will be funded with carryover funds from previous years or unspent funds from closed out projects and unexpended funds from completed 2019 projects will be carried over for applicants that have been approved by Common Council for funding in 2020. Should the City's 2020 grant award be greater or less than estimated, funding levels will be adjusted proportionally and/or additional unspent funds may be used to supplement funding levels if approved by Common Council. Also, Milwaukee County HOME Consortium

receives the City of Wauwatosa's share of HOME funds and provides services with these funds on its behalf.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,010,178	12,000	0	1,022,178	4,040,712	

Table 98 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The individual organizations and programs that the City funds with CDBG money are able to leverage additional resources from the private and non-profit sector in order to fully implement their projects. Each organization that the city allocates CDBG funds to relies on other funding sources to operate and receives private donations or other grants.

The City of Wauwatosa only directly receives HUD funds from the CDBG Program and this program does not have any matching requirements.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Wauwatosa Senior Center conducts operations out of City Hall and the Muellner Building located in Hart Park, which is a publicly owned land and a public building.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the supply of standard affordable housing	2020	2024	Affordable Housing	Wauwatosa CDBG Entitlement Jurisdiction	Housing	CDBG: \$354,251	Homeowner Housing Rehabilitated: 30 Household Housing Unit
2	Provide Services to targeted populations	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Wauwatosa CDBG Entitlement Jurisdiction	Public Services	CDBG: \$151,527	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
3	Improve/develop infrastructure	2020	2024	Non-Housing Community Development	Wauwatosa CDBG Entitlement Jurisdiction	Public Infrastructure/Facilities	CDBG: \$336,600	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 315 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Develop economy and employment	2020	2024	Non-Housing Community Development	Wauwatosa CDBG Entitlement Jurisdiction	Economic Development	CDBG: \$30,000	Jobs created/retained: 30 Jobs Businesses assisted: 5 Businesses Assisted
5	Provide strong program planning and administration	2020	2024	Administration	Wauwatosa CDBG Entitlement Jurisdiction	Administration and Planning	CDBG: \$137,800	Other: 1 Other

Table 99 – Goals Summary

Goal Descriptions

1	Goal Name	Increase the supply of standard affordable housing
	Goal Description	Housing rehab program
2	Goal Name	Provide Services to targeted populations
	Goal Description	Public services include senior services (outreach & senior center) and support services for those with disabilities and their families.
3	Goal Name	Improve/develop infrastructure
	Goal Description	Public facility improvements to benefit LMI individuals.

4	Goal Name	Develop economy and employment
	Goal Description	Business support services.
5	Goal Name	Provide strong program planning and administration
	Goal Description	CDBG program administration

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Wauwatosa 2020 Annual Action Plan (Action Plan) is the First Annual Action Plan of the Milwaukee County Consolidated Plan (2020-2024). The Consolidated Plan describes strategies that address the need for affordable housing, supportive housing for special needs populations, homeless shelters and prevention, economic development, infrastructure improvements, and public services in the Milwaukee County jurisdiction. This Action Plan presents programs, activities, and resources for Program Year 2020 (January 1, 2020 to December 31, 2020) that addresses the needs and objectives identified in the five-year Consolidated Plan for the City.

#	Project Name
1	CV-Administration
2	CV-Senior Services
3	Services for the Disabled
4	Emergency Food Services
5	Services to LMI individuals living with HIV/AIDS
6	WRLF Economic Development
7	Rehab of Public Facilities
8	CV Economic Development Activities

Table 100 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary

Project Summary Information

1	Project Name	CV-Administration
	Target Area	Wauwatosa CDBG Entitlement Jurisdiction
	Goals Supported	Provide strong program planning and administration
	Needs Addressed	Administration and Planning
	Funding	:
	Description	Costs associated with the administration of the CDBG-CV Program including salary/benefits, supplies, mailing
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	CV-Senior Services
	Target Area	Wauwatosa CDBG Entitlement Jurisdiction
	Goals Supported	Provide Services to targeted populations
	Needs Addressed	Public Services
	Funding	:

	Description	Provide funds to the senior center, neighborhood outreach organizations and senior living facilities to offer support services, equipment for seniors to respond to prevent, prepare for and respond to the coronavirus.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	Services for the Disabled
	Target Area	Wauwatosa CDBG Entitlement Jurisdiction
	Goals Supported	Provide Services to targeted populations
	Needs Addressed	Public Services
	Funding	:
	Description	Support organizations that provide services for people with disabilities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	Project Name	Emergency Food Services
	Target Area	Wauwatosa CDBG Entitlement Jurisdiction

	Goals Supported	Provide Services to targeted populations
	Needs Addressed	Public Services
	Funding	:
	Description	Support organizations that supply emergency food and basic need supplies to low income individuals and families.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	Project Name	Services to LMI individuals living with HIV/AIDS
	Target Area	Wauwatosa CDBG Entitlement Jurisdiction
	Goals Supported	Provide Services to targeted populations
	Needs Addressed	Public Services
	Funding	:
	Description	Provide services to LMI individuals living with HIV/AIDS.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

6	Project Name	WRLF Economic Development
	Target Area	Wauwatosa CDBG Entitlement Jurisdiction
	Goals Supported	Develop economy and employment
	Needs Addressed	Economic Development
	Funding	:
	Description	Funds used for economic development loans.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	Project Name	Rehab of Public Facilities
	Target Area	Wauwatosa CDBG Entitlement Jurisdiction
	Goals Supported	Improve/develop infrastructure
	Needs Addressed	Housing Public Infrastructure/Facilities
	Funding	:
	Description	Funds are used to complete rehabilitation work at housing facilities that accommodate low/moderate income people, particularly seniors and people with disabilities.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds (Horizon Development Group) requested for land acquisition of two vacant parcels. The sites will be used to construct 101 mixed-income rental units (87 age-restricted).
8	Project Name	CV Economic Development Activities
	Target Area	Wauwatosa CDBG Entitlement Jurisdiction
	Goals Supported	Develop economy and employment
	Needs Addressed	Economic Development
	Funding	:
	Description	Provide loans (and limited grants) to new or expanding businesses that retain or create jobs filled by low/moderate income individuals that have experienced a loss of income due to COVID-19. Funding and approvals are administered by WWBIC and the Community Development Authority.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Funds are allocated to most directly serve the low/moderate income populations in the community.

There are 13 census tracts in Wauwatosa; tract 905 encompasses the Milwaukee County Grounds and the only residential population in the tract (listed as 332 persons) resides in the mental health complex – census data demonstrates that this population is overwhelmingly African-American and low-income. Overall Wauwatosa’s population is approximately 87% white, 4.8% black/African American, 4.4% Asian and 2.8% other or two or more races. The highest minority concentrations occur in census tracts 901 (10.7% Black), 902 (8.5% Black), 903 (7.8% Asian, 8.3% Black), 909 (6.1% Black, 4.5% other/2 or more races) and 910 (7.8% Black, 3.3% Asian).

Four census tracts have poverty levels above 5% of the total population: census tracts 901 (9.9% below poverty level), 906 (8.3% below poverty level), 910 (5.9% below poverty level), and 912 (7.3% below poverty level). Two of these census tracts (901 and 909) coincide with areas that also have higher minority populations. Two of these tracts (901 & 912) have subsidized housing facilities located in the area, particularly low-income senior housing.

Geographic Distribution

Target Area	Percentage of Funds

Table 101 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Businesses that are approved for economic development loans or grants are geographically distributed throughout the city. Remaining projects are conducted by various organizations that have a specific location within the city. All organizations serve Wauwatosa residents community-wide, primarily those who are LMI.

Commercial districts and businesses are scattered throughout the city, but the main focus is on supporting businesses in the Village, Midtown and East North Avenue Corridor, districts where CDBG funds were used to complete redevelopment plans.

Allocations for the remaining projects are focused on serving LMI populations and are geographically distributed throughout the community. Seniors and people with disabilities represent a significant portion of the city’s population living below the poverty level, so priorities have been assigned for

allocating investments to activities that reach these populations in the community.

Discussion

Again, funds are allocated to most directly serve the low/moderate income populations in the community. Projects and activities that serve LMI populations are given priority.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Each of the programs and activities described in this Plan is designed to meet one of three major objectives (Decent Housing, Suitable Living Environment, or Economic Opportunity) and to contribute accomplishments under one or more of three categories of outcomes (increase availability/accessibility, increase affordability, increase sustainability).

Actions planned to address obstacles to meeting underserved needs

Actions include the funding of Milwaukee County Home Consortium's Home Repair Loan, Rent Assistance, and First-Time Homebuyers programs, along with conducting outreach and distributing information and data about the number of people who access these programs. In addition, the city will offer funding to provide a transitional living facility for LMI people with HIV / AIDS. CDBG funds will also be used for renovation/rehabilitation of subsidized housing developments. CDBG funding will be available for funding a senior center and other activities/services to improve/maintain the quality of life and personal well-being of Wauwatosa's senior population. The city will continue to provide assistance for the continued operation of family support and crisis intervention services for persons with disabilities to improve health, safety and work/life experiences.

Actions planned to foster and maintain affordable housing

Wauwatosa will support the rehabilitation/renovation of subsidized housing units that are in great need of repairs and to home repairs for LMI households through the Health Department and RTGM programs. In addition, the City of Wauwatosa will continue to support programs that provide services that create affordable housing options for the clients they serve. In addition, the use of CDBG funds for housing unit rehabilitation projects will be promoted and encouraged when possible, in order to create more affordable housing options in the city. Outreach, technical assistance and additional support will be offered to projects that include affordable housing components.

Actions planned to reduce lead-based paint hazards

Wauwatosa's Human Health Hazard Ordinance authorizes the Wauwatosa Health Department to issue orders to abate lead hazards in homes where a lead-poisoned child resided. The lead certified health department staff conducts investigations and follow-up inspections to verify the hazard, write clean-up orders and determine compliance by the date specified on the orders. Citations will be issued if clean-up is not completed when ordered.

Grants are available to LMI households as part of the Health Department's weatherization grant program. Priority is given to those with greatest need and with young children residing in the home and

to daycares.

Actions planned to reduce the number of poverty-level families

Housing: The City of Wauwatosa will continue to support and coordinate with the Milwaukee County Home Consortium to provide home repair grants/loans, rental assistance and first-time homebuyers assistance to Wauwatosa families in order to relieve these financial burdens for LMI families. Assistance to other housing programs for housing rehab activities maintain available and safe housing units while covering the cost burden for LMI households/people. In addition, the City will continue to uphold and enforce zoning ordinances that maintain small-size residential lots and allow for high-density, multi-family developments that can more easily accommodate LMI households.

Economic Development: The City will administer grants and low-interest loans to businesses for the purpose of job creation for LMI individuals, thereby working to alleviate poverty for these people.

Public/Social Services: The City provides CDBG funds to non-profit organizations that provide emergency food assistance to those in need, alleviating some of the burden of obtaining this basic need so families can focus resources on other needs.

Actions planned to develop institutional structure

To develop institutional structure, planning staff will continue to administer CDBG program duties and enhance coordination with the various institutions with which it works – City government, HUD, subrecipients and community groups and citizens. Further actions will be taken to refine the structure of annual application, reporting and monitoring processes, such as updating and creating forms/checklists/timelines/notices and distributing timely information to all relevant entities. Actions to clarify and streamline processes will provide an organized, defined institutional structure. Staff is also creating and maintaining a procedures reference manual that defines the various components and structure of the CDBG program.

Actions planned to enhance coordination between public and private housing and social service agencies

The City staff will foster a consistent relationship and increase communication with Milwaukee County and the administration of the City's HOME funds. Continued input will be solicited from the Wauwatosa Health Department, also a subrecipient of CDBG funds. Staff, when appropriate and possible, will seek new avenues and partnerships with agencies for meeting/expanding underserved needs in the community. Staff maintains regular communication with subrecipients throughout the year.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	12,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	12,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Discussion

Program Income comes from payments made on the revolving loan fund and will be used to make future loans that create jobs for LMI individuals.

Appendix - Alternate/Local Data Sources